



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 5  
77 WEST JACKSON BOULEVARD  
CHICAGO, IL 60604-3590

**OCT 19 2006**

REPLY TO THE ATTENTION OF. SE-5J

VIA FACSIMILE AND U.S. MAIL

Mr. Gerard B. Kenny  
BTE Development, LLC  
Kenny Construction Company  
250 Northgate Parkway  
Wheeling, Illinois 60090-2684

EPA Region 5 Records Ctr.



361299

RE: Mandarin Oriental Site  
130 East Lake  
Chicago, Illinois

Dear Mr. Kenny:

U.S. EPA has reviewed our radiological walkover measurements taken September 28 and 29, 2006, at the Mandarin Oriental Site at 130 East Lake Street in Chicago, Illinois as well as the information in the letter from Vincent S. Oleskiewicz dated October 11, 2006, regarding that property, and four reports prepared by EPS Environmental Services, Inc. The reports prepared by EPS were as follows:

1. Phase I - Environmental Property Assessment - One Acre of Vacant Land Located at the Northwest Corner of East Lake Street and North Stetson Avenue, Chicago, Illinois, dated July 7, 1997;
2. Phase II - Limited Subsurface Investigation - Vacant Land - Northwest Corner Of East Lake Street and North Stetson Avenue, Chicago, Illinois, dated October 3, 1997;
3. Phase III - Limited Subsurface Investigation - Vacant Land - Northwest Corner of East Lake Street and North Stetson Avenue, Chicago, Illinois, dated November 4, 1997;
4. Phase I - Environmental Property Assessment- Vacant Land - Northwest Corner of East Lake and North Stetson Avenue, Chicago, Illinois, dated October 28, 2004.

Based upon U.S EPA's radiological walkover survey, which could locate subsurface radiological contamination as deep as 18 inches, historical information contained in your October 11 letter regarding prior use of this property and the EPS reports, the Mandarin Oriental Site does not appear to be thorium-impacted. Therefore, you may proceed with site excavation without monitoring or sampling for thorium-related material.

If you have any questions, please contact me at (312) 886-3601 or Eugene Jablonowski, Superfund Health Physicist, (312) 886-4591. Please direct any legal questions to Mary Fulghum, Associate Regional Counsel, at (312) 886-4683 or Cathleen Martwick, Associate Regional Counsel, at (312) 886-7166.

Sincerely,

A handwritten signature in cursive script, appearing to read "Verneta Simon".

Verneta Simon  
On-Scene Coordinator

cc: Kimberly Worthington, City of Chicago Department of Environment  
Bent Haller, City of Chicago Planning and Development  
Peter Connolly, Palladian Development  
Vincent S. Oleszkiewicz, Duane Morris

bcc: Mary Fulghum, C-14J  
Charles Gebien, SE-5J  
Eugene Jablonowski, SMF-4J  
Mike Joyce, P-19J  
Cathleen Martwick, C-14J  
Debbie Regel, SE-5J

VINCENT S. OLESZKIEWICZ  
DIRECT DIAL: 312.499.0109  
E-MAIL: [VSOleszkiewicz@duanemorris.com](mailto:VSOleszkiewicz@duanemorris.com)

[www.duanemorris.com](http://www.duanemorris.com)

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NEWARK  
ALLENTOWN  
WILMINGTON  
HARRISBURG  
PRINCETON

October 12, 2006

***Via Messenger Delivery***

Mary L. Fulghum, Esquire  
Associate Regional Counsel  
United States Environmental Protection Agency  
Region 5  
77 West Jackson Boulevard  
Chicago, Illinois 60604-3590

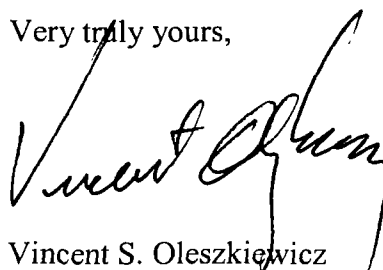
**Re: Mandarin Oriental Site  
130 East Lake Street  
Chicago, Illinois 60601**

Dear Mary:

Pursuant to your request, on behalf of my client Palladian Development, enclosed please find a copy of the Phase I Environmental Property Assessment for the Vacant Land - Northwest Corner of East Lake Street and North Stetson Avenue, Chicago, Illinois, dated October 28, 2004 and prepared by EPS Environmental Services, Inc.

Please call if you have any questions.

Very truly yours,



Vincent S. Oleszkiewicz

VSO/rle

Enclosures

cc: Mr. Peter Connolly, Palladian Development (w/o enclosures)  
Mr. Richard Delaney, Palladian Development (w/o enclosures)





environmental services, inc.

## PHASE I ENVIRONMENTAL PROPERTY ASSESSMENT

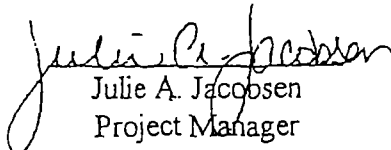
One Acre of Vacant Land Located at the  
Northwest Corner of East Lake Street and North Stetson Avenue  
Chicago, Illinois

*Prepared For:*

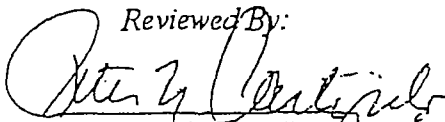
Ms. Linda A. Nagle  
General Counsel  
Senior Vice President Development  
F & F Realty, Ltd.  
5005 West Touhy Avenue  
Skokie, Illinois 60077-3595

*Prepared By:*

EPS Environmental Services, Inc.  
7237 West Devon Avenue  
Chicago, Illinois 60631

  
Julie A. Jacobsen  
Project Manager

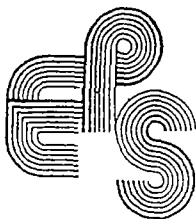
*Reviewed By:*

  
Peter N. Partipilo, C.H.M.M.  
Senior Environmental Specialist

*Project Number:*

1472-0697

July 7, 1997



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## FIGURES

Figure 1 - Property Location Map

Figure 2 - Property Sketch

## APPENDICES

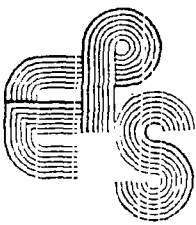
Appendix A - Photographic Documentation

Appendix B - Environmental Database Information

Appendix C - Historical Information

Appendix D - EPS Environmental Qualifications

Appendix E - Proposal between Client and EPS Environmental



## 1.0 SUMMARY

EPS Environmental Services, Inc. (EPS Environmental) has performed a Phase I Environmental Property Assessment (Phase I Assessment) in conformance with the scope and limitations of ASTM Practice E 1527-97 of one acre of vacant land located at the northwest corner of East Lake Street and North Sietson Avenue in Chicago, Illinois (Property). Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. This Phase I Assessment has revealed no evidence of recognized environmental conditions in connection with the Property except for the following:

- There is a potential for the Property's environmental media to have been negatively impacted by the historical presence of railroad tracks and freight warehouses.

## 2.0 INTRODUCTION

EPS Environmental was retained to conduct the Phase I Assessment of the Property by Ms. Linda A. Nagle, General Counsel, Senior Vice President Development, for F & F Realty, Ltd. (Client).

### 2.1 Purpose

The purpose of the Phase I Assessment was to identify readily apparent, potential sources of environmental liabilities associated with the Property.

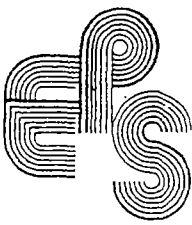
### 2.2 Scope of Services

The scope of services performed by EPS Environmental were set forth in the Proposal between the Client and EPS Environmental, dated June 17, 1997, a copy of which is attached hereto, and made a part hereof, as Appendix E.

### 2.3 Limiting Conditions

A physical walk-through was conducted in readily accessible areas of the Property. Access to several areas of the Property were limited due to the presence of tall grass and weeds, and the uncertainty of the underlying surface conditions. EPS Environmental can not render an opinion of areas or underlying surfaces not physically inspected.

Any other limiting conditions pertaining to this Phase I Assessment are described in associated sections of this Report.



### 3.0 PROPERTY DESCRIPTION

#### 3.1 Location and Legal Description

The Property is located at the northwest corner of East Lake Street and North Stetson Avenue, approximately 1/3-mile west of Lake Michigan in the City of Chicago, Cook County, Illinois. The Property is situated in a commercial setting. (See Figure 1 - Property Location Map, following the text of this Report.) The legal description for the Property was not provided.

#### 3.2 Property Description

##### 3.2.1 Property Size and Description

The Property consists of a grass and gravel-covered, approximately one acre, parcel of land which is depressed approximately 40 feet from the main street level. A building foundation was observed extending from the eastern Property boundary towards the center of the Property.

##### 3.2.4 Potable Water Source

Although the Property is not currently connected to a water source, the City of Chicago would supply drinking water from Lake Michigan to the Property. The water is collected and treated by the City of Chicago Municipal Water Treatment Plant. According to the Water Department, the water is tested periodically for contaminants, and is in compliance with all EPA drinking water regulations, unless a local drinking water advisory has been issued.

##### 3.2.5 Wastewater/Stormwater Discharge

Wastewater and stormwater run-off within the City of Chicago are discharged into a combined sewer system. Two stormwater sewers, *observed on the northwest and southeast corners of the Property*, collect stormwater which is discharged into local waterways. There was no evidence of sheens or unusual odors noted inside or around the sewers. The effluent is collected and treated by the Metropolitan Water Reclamation District (MWRD) of Greater Chicago.

#### 3.3 Current and Past Uses of the Property

##### 3.3.1 Current Uses

The Property is currently undeveloped vacant land with no buildings or structures.



### 3.3.2 Past Uses

From approximately 1906 to 1950 the Property was part of a railroad yard and was developed with freight warehouses. It appears that the Property was used for automobile parking in the 1970s, and was vacant in the 1980s and 1990s. It should be noted, a structure was located on the southwest corner of the Property in the 1980s and 1990s, however, the usage of the structure is unknown.

See Section 4.3 - for information on the historical use review regarding the Property.

## **3.4 Current and Past Uses of Adjoining Sites**

### 3.4.1 Current Uses

The Property is surrounded as follows:

North	East South Water Street High-rise commercial building, 233 North Michigan Avenue
East	Temporary construction storage yard/North Stetson Avenue / Athletics Club Illinois Center, 201 North Stetson Avenue
South	Parking access drive for Prudential Plaza, 150 North Stetson Avenue / East Lake Street
West	Illinois Center, 225 North Michigan Avenue North Michigan Avenue

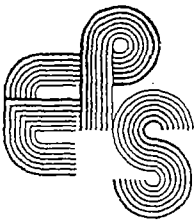
### 3.4.2 Past Uses

Historically, the surrounding area was part of a railroad and freight warehouse yard. The surrounding area has been developed with commercial office buildings for approximately 50-years.

## **4.0 RECORDS REVIEW**

### **4.1 Physical Setting Sources**

The following sources were reviewed to provide information on the topographic and geologic characteristics of the Property and surrounding area. Additionally, a county radon study was reviewed to provide statistics on the Property's potential radon risk.



#### 4.1.1 U.S. Geological Survey 7.5 Minute Series Topographic Map

According to the Chicago Loop Quadrangle map, the general topography of the area displays an approximate ten foot decrease in elevation within the first 2,400 feet east of the Property towards the Chicago Harbor of Lake Michigan.

#### 4.1.2 Illinois State Geological Survey Circular #460, "Surficial Geology of the Chicago Region"

The Property is located on an area classified as "Made" land. This classification refers to man-made fill; and comprises areas formerly covered by Lake Michigan and Lake Calumet; largely sand in areas bordering Lake Michigan and rubbish in areas bordering Lake Calumet.

#### 4.1.3 Illinois State Geological Survey Circular #532, "Potential for Contamination of Shallow Aquifers from Land Burial of Municipal Waste"

The Property is located within the rating area of M. The rating denotes the capacities of earth material to accept, transmit, restrict or remove contaminants from waste effluent. In general, an M rating area contains man made lands.

#### 4.1.4 Radon Screening Program conducted in September 1990 by the Illinois Department of Nuclear Safety

The Property is located in Cook County in which 17% of homes tested had radon levels greater than 4.0 picocuries per liter (pCi/L). The level of 4.0 pCi/L is the standard set by the EPA. An average level of 2.8 pCi/L was detected among the 261 homes screened. This screening data is included as a guide to background conditions, and should not be construed as site-specific data.

### **4.2 Federal and State Environmental Record Sources**

The following federal and state databases were reviewed for recorded environmental concerns on the Property and known sites within the Approximate Minimum Search Distance, as designated in ASTM Standard E 1527-97. Refer to Appendix B - Environmental Database Information, for the listings of sites identified within the study area.

- National Priority List (NPL), March 1997 - 1-mile search distance
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), March 1997 - 1/2-mile search distance
- Resource Conservation and Recovery Act Information System (RCRIS) Treatment, Storage and Disposal (TSD) facilities, March 1997 - 1-mile search distance



- Resource Conservation and Recovery Act Information System (RCRIS) Generator and Transporter facilities, March 1997 - Property and adjacent sites
- Emergency Response Notification System (ERNS), January 1997 - Property only
- Northeastern Illinois Planning Commission (NIPC) Database, December 1987 - 1/2-mile search distance
- Illinois Protection Agency's (IEPA's) List of Solid Waste Disposal Sites, various dates - 1/2-mile search distance
- Category List<sup>a</sup> (State Equivalent to NPL and CERCLIS), January 1997 - 1-mile search distance
- Leaking Underground Storage Tank (LUST) Incident Report, January 1997 - 1/2-mile search distance
- Registered Underground Storage Tanks (USTs), May 1997 - Property and adjacent sites

The Property was not identified on the databases reviewed. However, four CERCLIS sites, three Category List sites, and thirteen LUST incidents were identified within the search distances.

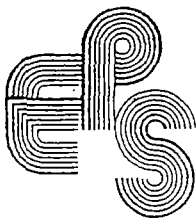
None of the four recorded CERCLIS sites identified are located within 1/8-mile of the Property. Therefore, based on the physical distances from the Property and the dense structural urban development in the area, none of the CERCLIS sites identified within the 1/2-mile study radius are expected to present an environmental concern to the Property.

None of the three recorded Category List sites identified are located within 1/8-mile of the Property. Therefore, based on the physical distances from the Property and the dense structural urban development in the area, none of the Category List sites identified within the 1-mile study radius are expected to present an environmental concern to the Property.

None of the thirteen recorded LUST incidents identified are located within 1/8-mile of the Property. Therefore, based on the physical distances from the Property and the dense structural urban

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<sup>a</sup> The Illinois Environmental Protection Agency (IEPA) publishes a Category List of sites identified for investigation or remediation, which is the State equivalent to NPL and CERCLIS. The Category List is to be reviewed for the Property and sites within a 1-mile radius. However, listings in publicly available records which do not have adequate address information to be located geographically, such as the Category List, are not generally considered practically reviewable. Therefore, this list was reviewed for the Property and recognizable facility names of surrounding sites.



development in the area, none of the LUST incidents identified within the 1/2-mile study radius are expected to present an environmental concern to the Property.

#### 4.3 Historical Use Information

The following reasonably obtainable sources of information were reviewed or contacted to determine the historical uses of the Property. When feasible, information pertaining to the adjacent sites was reviewed.

##### 4.3.1 Sanborn Fire Insurance Maps (Sanborns) - 1903, 1906, 1927, 1950, 1974, 1988, 1990 and 1994, provided by EDR Sanborn, Inc.<sup>b</sup>

The 1903 Sanborn depicted the Property to be developed with two warehouse buildings. The 1906, 1927, and 1950 Sanborns depicted the Property as being developed with railroad tracks and a freight warehouse. The 1974 Sanborn labeled the Property's usage as a parking lot. The 1988 and 1990 Sanborns depicted a majority of the Property to be vacant land with no marked usage. The southwest corner of the Property appeared to be developed with a structure, which was interconnected with the site to the west. No underground storage tanks or chemical storage areas were denoted on the Property. It should be noted, East Lake Street and North Stetson Avenue did not appear on the 1903, 1906, 1927 and 1950 Sanborns, as they were not yet developed.

The Sanborns were also reviewed for the sites surrounding the Property. The 1903, 1906, 1927, and 1950 Sanborns depicted the north, south, east and west, surrounding sites as developed with railroad tracks and freight warehouses. The 1974 Sanborn depicted the site to the south to be developed with the Prudential office building, and the site to the west as developed with railroad tracks. The 1988 Sanborn depicted the sites to the south and east as vacant land, and the Illinois Center to the west. The 1990 and 1994 Sanborns depicted the site to the south as developed with a commercial office building, to site to the west as previously identified, and the site to the east as developed with a health club.

See Appendix C - Historical Information for copies of the Sanborn maps which were reviewed.

##### 4.3.2 Historical Building Permits, viewed at University of Illinois at Chicago Library

No permits of environmental significance were identified for the Property.

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<sup>b</sup> The sites to the north, across East South Water Street, were not provided on the Sanborns reviewed, with the exception of the 1903 and 1927 Sanborns. In addition, the sites to the east, across North Stetson Avenue were not provided on the 1974 Sanborn. Therefore, these sites will not be included in this review.





#### 4.3.3 Environmental Records, via Freedom of Information Act (FOIA) request to City of Chicago Department of the Environment (DOE)

A response had not been received at the time of this writing. In the event environmentally significant information is received, that would alter the Findings and Conclusions of this Report, it will be forwarded promptly.

#### 4.3.4 Zoning, via telephone interview with the City of Chicago Zoning Department

According to a representative of the Department, the Property is zoned RBPD-70, residential business planned development.

### 5.0 INTERVIEWS

The following individuals were interviewed for specialized knowledge concerning the Property. The relevant information provided by these individuals has been incorporated in the appropriate sections of this Report.

Ms. Linda A. Nagle - Property representative - Interviewed via telephone regarding the Property

Local Officials

### 6.0 SITE RECONNAISSANCE

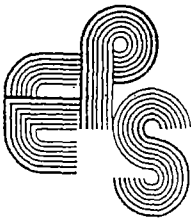
The site reconnaissance was conducted on June 26, 1997, at approximately 10:30 a.m., by Ms. Julie A. Jacobsen, Project Manager, and Mr. Peter N. Partipilo, Senior Environmental Specialist for EPS Environmental (Appendix D). Photographic documentation of significant environmental features has been included as Appendix A.

The site reconnaissance was conducted by observing the Property and adjacent sites from public thoroughfares and walking accessible areas of the Property.

The weather conditions were mostly sunny with temperatures in the middle 70s, with winds of approximately eight miles per hour from the east. Surface conditions were dry.

#### 6.1 Underground Storage Tanks (USTs)

No equipment typically associated with USTs was observed.



## 6.2 Aboveground Storage Tanks (ASTs)/Storage Drums/Containers

No ASTs, storage drums or other containers were observed on the Property during the on-site inspection.

## 6.3 Stained Surfaces/Stressed Vegetation

No signs of stained surfaces or stressed vegetation were observed on the Property.

## 6.4 Waste Disposal Practices

Solid waste is not currently generated from the Property. No evidence of deliberate dumping of waste materials was observed on the Property.

## 6.5 Polychlorinated Biphenyls (PCBs)

No transformers or other equipment that may contain PCBs were identified on the Property.

## 6.6 Air Quality

No unusual odors were noticed emanating from the Property.

## 6.7 Observations of Surrounding Properties

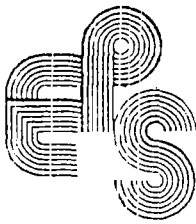
Visually recognizable environmental concerns were not identified on the adjacent properties, as observed from the Property and public right-of-ways.

# 7.0 FINDINGS AND CONCLUSIONS

EPS Environmental Services, Inc. has performed a Phase I Environmental Property Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-97, for the Property. Any exceptions to, or deletions from this practice are described in Section 2.3 of this Report. This Phase I Assessment has revealed the following recognized environmental conditions in connection with the Property except for the following:

### Historical Use of the Property

The Property was formerly occupied by a railroad yard as early as 1903. Railroad tank cars commonly carry a variety of hazardous substances, and herbicides are commonly applied along the railroad right-of-way to control weeds. In addition, the wooden railroad ties are commonly treated



with Creosol and pesticides. To determine whether or not the Property has been negatively impacted by the historical uses as a railroad freight yard a limited subsurface investigation would be necessary.

## 8.0 WARRANTY AND LIMITATIONS OF LIABILITY

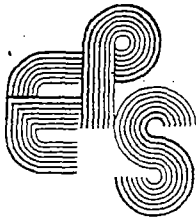
The Phase I Assessment and this Report are of limited scope, and do not provide sufficient information to eliminate the total risk of the presence of contamination or other liabilities. Significantly higher levels of exploratory efforts than those performed in this Phase I Assessment are required to accumulate sufficient information to determine all environmental liabilities associated with the Property. Subsurface investigations and testing were beyond the scope of this Phase I Assessment.

EPS Environmental warrants that the Phase I Assessment has been conducted in accordance with generally accepted investigatory methods utilized by professional environmental consultants and includes the recommended practices for the "Phase I Environmental Site Assessment Process" contained in the ASTM Standard E 1527-97. EPS Environmental further warrants that the findings and conclusions in this Report are based exclusively on the Phase I Assessment. The investigatory methods that EPS Environmental utilized in the Phase I Assessment have been developed to provide the Client with information regarding apparent indications of existing or potential environmental conditions relating to the Property and are limited to the conditions that were observed at the time of the investigation of the Property. The findings and conclusions contained in this Report are also limited to the information available on the Property at the time that the Phase I Assessment was conducted. There is a distinct possibility that conditions may exist at the Property which were not apparent during the preparation of the Phase I Assessment. In conducting the Phase I Assessment and preparing the Report, EPS Environmental relied on the information obtained from Property owner/operators or other persons, and government agencies having knowledge of operations and practices of the Property. EPS Environmental has assumed that this information is accurate and complete, except when independent investigation has indicated otherwise.

The Phase I Assessment did not attempt to determine whether the facilities operating on the Property are in compliance with existing environmental regulations. This Report discusses and summarizes areas of potential environmental concern for the Property itself. This Report provides no other warranties, expressed or implied.

### 8.1 Confidentiality

EPS Environmental will hold the Report and all field observations and related documents in strict confidence and will not disclose these items except to the Client or except as ordered by any state or federal agency or court of law. In the event that EPS Environmental is ordered by a state or federal agency or court of law to disclose the contents of the Report or field observations, the Client shall hold EPS Environmental harmless from liability for any damages that the Client may suffer due to EPS



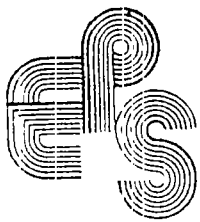
Environmental's disclosure. In addition, the Client shall indemnify EPS Environmental from any and all damages EPS Environmental may suffer due to any action which results in an order that EPS Environmental make a disclosure.

## **8.2 Reliance On Phase I Assessment And Report**

The Phase I Assessment has been conducted, and this Report has been prepared, exclusively for the Client and it is intended that only the Client will rely on the Phase I Assessment and Report. The Phase I Assessment and Report will be solely for the benefit of the Client, and may not be relied upon by other parties. The Client shall indemnify or hold harmless EPS Environmental from any and all liability arising out of any third party's reliance on the Assessment and Report.

## **8.3 Sources of Information Relied Upon For Phase I Assessment and Report**

All information that EPS Environmental has relied on in conducting the Phase I Assessment and preparing the Report, not specifically identified as generated by EPS Environmental or any federal, state, or local agency, has been supplied by or derived from data provided by the Client.



## FIGURES

# FIGURE 1 - PROPERTY LOCATION MAP



Microsoft ~~OUTLOOK~~  
StreetsPlus

Northwest Corner of Lake Street & Stelton Avenue  
Prepared by EPS Environmental Services, Inc.

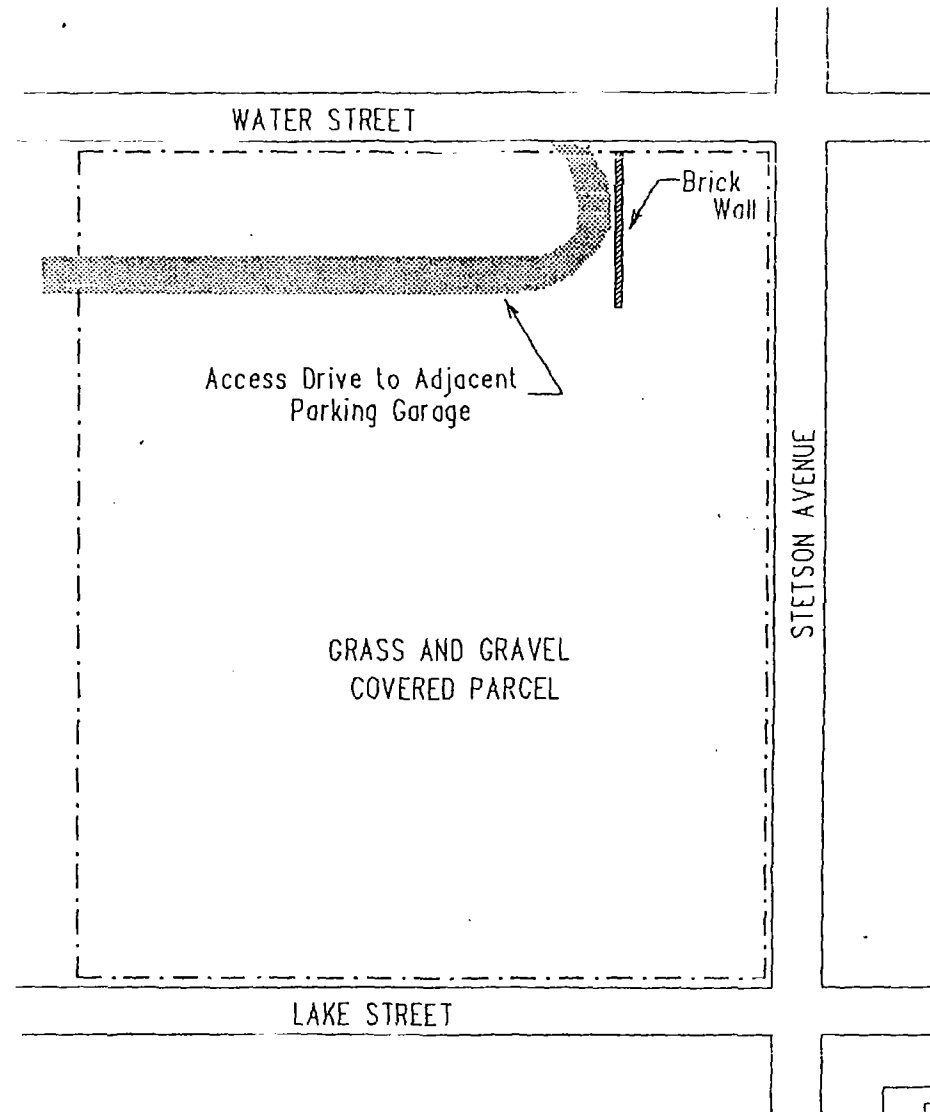
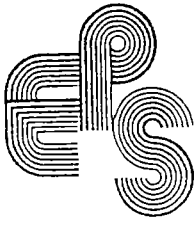


FIGURE 2-PROPERTY- SKETCH

PROJECT #:1472-0697/NOT TO SCALE

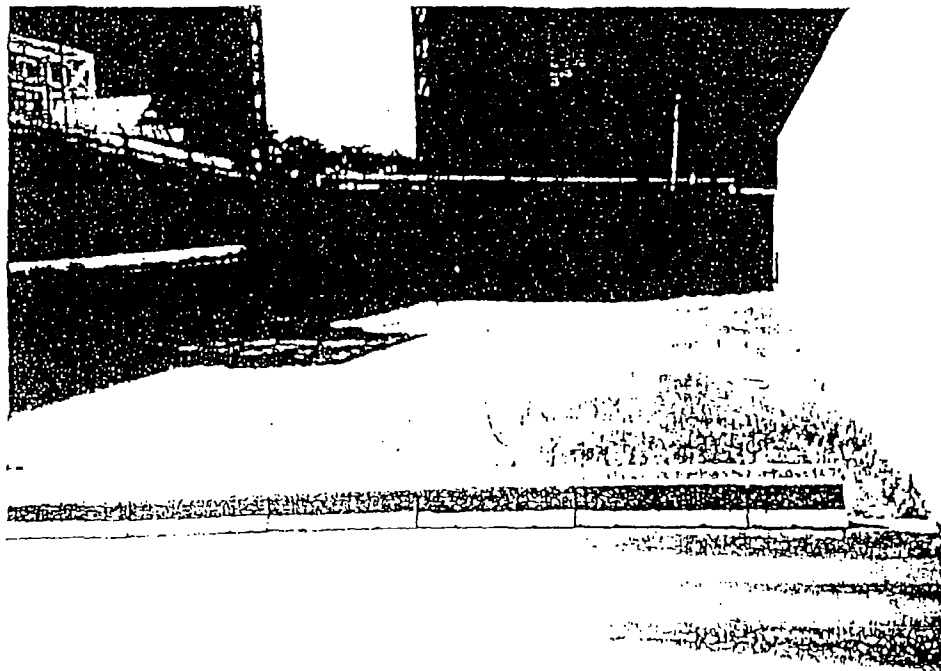
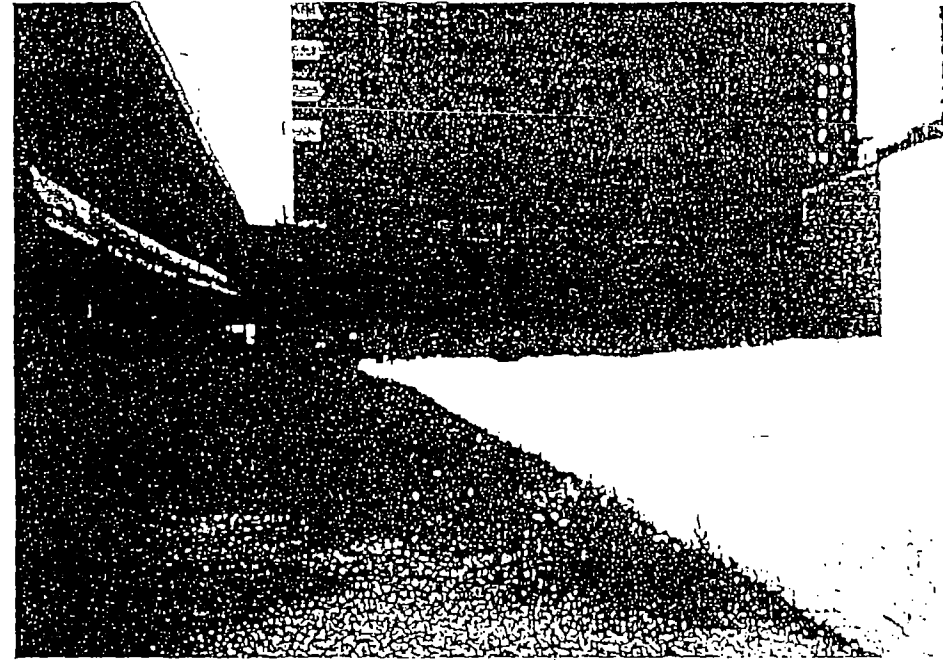
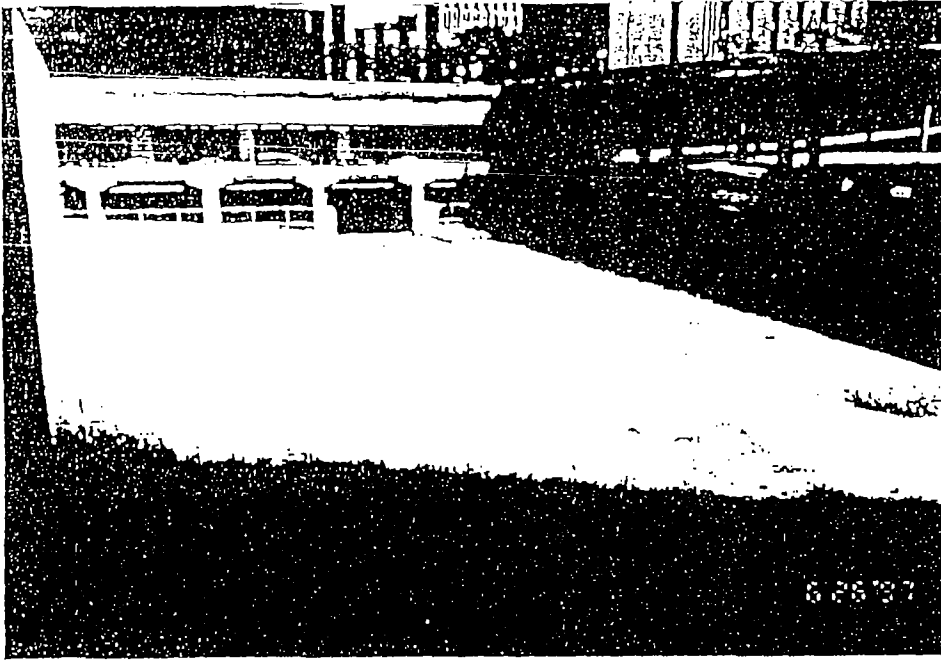
NORTHWEST CORNER OF LAKE & STETSON  
CHICAGO, ILLINOIS



APPENDIX A

PHOTOGRAPHIC DOCUMENTATION





*Upper Left*

PROPERTY AS VIEWED FROM EAST  
LAKE STREET

*Upper Right*

PROPERTY AS VIEWED FROM THE  
NORTHEAST

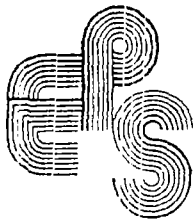
*Lower Left*

PROPERTY AS VIEWED FROM THE  
NORTHWEST

EPS Environmental, Inc.  
Project #: 1472-0697

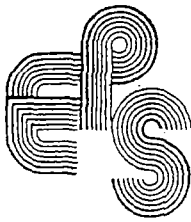
NW Corner of Lake St & Sletson Ave  
Chicago, Illinois

*Page 1 of 1*



APPENDIX B

ENVIRONMENTAL DATABASE INFORMATION



## ENVIRONMENTAL DATABASE DESCRIPTIONS

NPL -	National Priority List for sites targeted for long-term remediation action under Superfund.
CERCLIS -	Comprehensive Environmental Response, Compensation, and Liability Information System for priority cleanup sites or those sites under investigation for possible hazardous waste disposal.
RCRIS -	Resource Conservation and Recovery Act Information System for facilities that generate, store, transport, treat or disposal of hazardous waste.
ERNS -	Federal Emergency Response Notification System List of reported hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center.
NIPC -	Northeastern Illinois Planning Commission database for active and inactive solid waste disposal sites.
LBDS -	Illinois Environmental Protection Agency's list of active solid waste disposal sites in Illinois.
CAT -	Illinois Environmental Protection Agency's Category List, which is the State equivalent to NPL and CERCLIS, for sites identified for investigation or remediation.
LUST -	Illinois Environmental Protection Agency's Leaking Underground Storage Tank Incident Report.
USTs -	Office of the State Fire Marshal's Site Facility List for Registered Underground Storage Tanks (USTs).

# CATEGORY LIST

1/97

## SITE REMEDIATION PROGRAM

115th St. Corp. (PMC)/Chicago/Cook  
 330 Bond/Elk Grove/Cook  
420 E. Ohio/Chicago/Cook  
 5345 N. Clark  
 ARI Tech/Woodstock/McHenry  
 A.G. Communication Systems/Northlake/Cook  
 A.G. Communication Systems/Genoa/DeKalb  
 AIT Industries/Schaumburg/Cook (PN)  
 AMD Industries/Cicero/Cook  
 Anamet Electrical, Inc./Mattoon/Coles  
 APL Engineered Materials/Champaign/Champaign  
 AT&T/Cicero/Cook  
 AT&T/Skokie/Cook  
 Accent Marble/Villa Park/DuPage  
 Adams/Grafton/Jersey  
 Aetna Plating Works/Chicago/Cook  
 Agpro Ind./Woosung/Ogle  
 Agrico Chem/Breese/Clinton  
 Agrico Chem/Valmeyer/Monroe  
 Air Cargo/Des Plaines/Cook  
 Air National Guard/Peoria/Peoria  
 Alberto Culvert/Melrose Park/Cook  
 Allied Signal/Danville/Vermilion  
 Alloy Plating/Rockford/Winnebago  
 American Hydraulics/Gurnee/Lake  
 American Metalware/Northbrook/Cook  
 Amoco Pipeline/Chillicothe/Peoria  
 Amtrak Lumbe St. Yd/Chicago/Cook  
 Anderson County/Addison  
 A.O. Smith/Kankakee/Kankakee  
 Art Salvage/E. Alton/Madison  
 Associates Engineering/Spfld/Sangamon  
 Atkinson Grain/Hooppole/Henry  
 Aurora Iron & Metal/Ken/Aurora  
 Aurora Post Office/Aurora/Kane  
 Avery(Aigner)/Waukegan/Lake  
 Avondale Bank/Lake Forest/Lake  
 BFI Modern LF/Belleville/St. Clair  
 Barber-Creene/DeKalb/DeKalb  
 Bartlett Mfg./Harvard/McHenry  
 Bee Chem/Chicago Heights/Cook  
 Bel-Air Drive-In Theatre/Cicero/Cook  
 Belden Mfg./Chicago/Cook  
 Binks Mfg./Franklin Park/Cook  
 Bohn Heat Transfer/Beardstown/Cass  
 Borden Chemical/St. Charles/Kane  
 Borg-Warner Corp. Plt./Rockford/Winnebago  
 Boxec Fuel & Material/Willow Spring/Cook  
 Bridgestone/Firestone/Decatur

Burlington Northern/Aurora/Kane  
 Burlington Northern/Centralia/Marion  
 Burlington Northern/Cicero/Cook  
 C&M Railway/Springfield/Sangamon  
 CIPS/Beardstown/Cass  
 CIPS/Canton/Fulton  
 CIPS/Charleston/Coles  
 CIPS/Hoopeston/Vermilion  
 CIPS/Macomb/McDonough  
 CIPS/Mowequa/Shelby  
 CIPS/Pana/Christian  
 CIPS/Paris/Edgar  
 CIPS/Quincy/Adams  
 CIPS/Shelbyville/Shelby  
 CSX Transportation/Decatur/Macon  
 CTA Clark St./Evans/Cook  
 CWLP/Springfield/Sangamon  
 Care Cleaners/S. Holland/Cook  
 Caradco/Rantoul/Champaign  
 Cargill Chemical/Chicago Hts./Cook  
 Caron International/Rochelle/Ogle  
 Caterpillar Tractor/E. Peoria/Tazewell  
 Caterpillar Tractor/Mossville/Peoria  
 Caterpillar Tractor/Joliet/Will  
 Central Can/Chicago/Cook  
 Central Material Company/Champaign/Champaign  
 Charles O. Larson/Rockfalls/Whiteside  
 Cheesebrough Ponds/Chicago/Cook  
 Chemical Systems/Chicago/Cook  
 Chicago Copper & Chem/Calumet Park/Cook  
 Chicago Dept. of Sew./Chicago/Cook  
 Chrysler Corporation/Belvidere/Boone  
 Circle Smelting/Beckemeyer/Clinton  
 Clark Oil/Hartford/Madison  
 Clorox Co./Chicago/Cook  
 Coca Cola/Joliet/Will  
 Coca Cola/Peoria/Peoria  
 Cole Grover/Dixon/Lee  
 Collinswoods/Collinsville/Madison  
 Colovos/Chicago/Cook (PN)  
 Com Ed/Nigas/Morris/Grundy  
 Com Belt FS/Wapella/DeWitt  
 Covington Center/Bloomington/DuPage  
 Crenshaw/Springfield/Sangamon  
 Crescent Cardboard Co./Wheeling/Cook  
 Crown Products/West Chicago/DuPage  
 Culee TWP Hwy. Dept/Barrington/Lake  
 Cytic Industries/Joliet/Will  
 DSM DeSoto, Inc./Elgin/Kane  
 Dana Corp/Robinson/Crawford  
 Decatur SD/Decatur/Macon

# CATEGORY LIST

1/97

Revereware Corp./Clinton/DeWitt(N/PN)  
 Rimco Exposition Center/Rock Island/Rock Island  
 River Place Shopping Center/Lansing/Cook  
 Roby Property/Decatur/Macon  
 Rock Creek/Ursa/Adams  
 Rock Island Arsenal/Rock Island/Rock Island  
 Rocket Express  
 Rockwell Int'l/Carpentersville/Kane  
 Rolling Meadows Shopping Ctr./Rolling Meadows/Cook  
 Roombos Property/Chicago/Cook  
 Roper/Kankakee/Kankakee(N/PN)  
 Rustoleum/Evanston/Cook(N/PN)  
 S & R Metal/Chicago/Cook(N/PN)  
 SCA/Wilsonville  
 Safety Kleen/Dolton/Cook(N/PN)  
 Safety Kleen/Elgin/Kane  
 Safety Kleen/Schaumburg/Cook  
 Sahara Coal/Harrisburg/Saline (PN)  
 Sand Ridge/Ursa/Adams  
 Santa Fe RR Co./Chicago/Cook  
 Savanna Park Partners/Savanna/Carroll  
 Savings of American Bank/Evanston/Cook  
 Seeler Industries/Joliet/Will  
 Seymour of Sycamore/Sycamore/DeKalb  
 Shell Oil Pipeline/Clinton/DeWitt (SRP)  
 Signal Plastics/Chicago/Cook  
 Smithfield Thermogas/Smithfield/Fulton  
 Snudergeneral/Red Bud/Randolph  
 South Pekin Fertilizer/South Pekin/Tazewell  
 Spartan PCB Site/Flora/Clay  
 Specialty Finishing/Chicago/Cook  
 Spreeman Oil/Downers Grove/DuPage  
 Springfield Armory/Geneseo/Henry  
 Springfield Battery/Springfield/Sangamon  
 Starnes Switch Tower/Springfield/Sangamon  
 Stewart Pond/Addison/DuPage  
 Sun Chemical/Chicago/Cook  
 Sundstrand/Rockford/Winnebago  
 Suntec/Rockford/Winnebago  
 Surge Farm/Plato Center/Kane  
 TDS/Alorton/St. Clair  
 Techalloy/Union/McHenry  
 Techumse Mining Co.  
 Teppco/Lockport/Will  
 Teppco Pipeline Spill/Alpine/Will  
 Thompson Hayward Chemical/Chicago/Cook  
 Town Gas Plant/Mt. Carmel  
 Town Gas Plant/Pekin/Tazewell  
 Town Gas Plant/Peoria/Peoria  
 Town Gas Plant/Spfld (MacArthur)/Sangamon

Traco, Inc./Antioch/Lake  
 Trans Technology/Wyoming/Stark  
 Triangle Metalurgical/Granite City/Kane  
 U.S. Postal Service/Alton/Madison(SRP)  
 Uarco/Chicago/Cook  
 Union Chem/Lemont/Cook(N/SRP)  
 United States Small Business Adm./Washington Park/St. Clair  
 United Steel Drum/E. St. Louis/St. Clair  
 Unocal-Garey Station/Bedford Twp./Wayne  
 Unocal-Hosselton Site/Bedford Twp./Wayne  
 Ursa County Highway/Ursa/Adams  
 Valmont/Danville/Vernilion  
 Valspar/Chicago/Cook  
 Valspar/E. Moline/Rock Island  
 Van Tran Electric/Vandalia/Fayette  
 Vern-Wood Press/Mt. Vernon/Jefferson  
 Vesurius/Charleston/Coles  
 Victor P. Allen  
 Village of Summit/Summit/Cook  
 Wabash Data Tech/Huntley/McHenry  
 W.R. Meadows, Inc./Elgin/Cook  
 Wastex/E. St. Louis/St. Clair  
 Webb Fertilizer/Fairview/Fulton  
 Well #4/Huntley  
 Well Contamination/Harvard/McHenry  
 Well Contamination/Morrison/Whiteside  
 Westinghouse/Chicago/Cook(N/SRP)  
 Westside Tech. Institute/Chicago/Cook  
 Wheaton Asphalt/Wheaton/DuPage(N/SRP)  
 Wilson Asphalt/Marion/Williamson(N/PN)  
 Wisc Steel/Chicago/Cook(N/SRP)  
 Woodstock Die Cast/Woodstock/McHenry  
 Woodward Governor Co./Loves Park/Winnebago  
 Wright Junior College  
 Xerox/Mundelein/Lake  
 Zexel Corp./Decatur/Macon (SRP)

## FEDERAL FACILITIES (FED)

Chanute AFB/Rantoul/Champaign  
 Charles Melvin Price Support Center  
 Crab Orchard (NPL)  
 Great Lakes Naval Complex/Cook  
 Former Naval Ordience Station  
 O'Hare ARFF/Chicago/Cook  
 Former Nike Missile Battery C-12  
 Savanna Army Dept. (NPL)  
 Rock Island Arsenal  
 Scott AFB/St. Clair

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COUNTY	CITY	SITE NAME	SITE ADDRESS	INCIDENT #	LEPA #	
COOK	CHICAGO	KASIM PIRLANT	2534 NORTH PETTERSON AVE.	950182	0316045043	60600
COOK	CHICAGO	KASIM PIRLANT	2538 NORTH PETTERSON AVE.	950184	0316045043	60600
COOK	CHICAGO	KASIM PIRLANT	2108 NORTH PETTERSON AVE.	950189	0316045044	60600
COOK	CHICAGO	KASIM PIRLANT	2536 NORTH PETTERSON AVE.	950183	0316045043	60600
COOK	CHICAGO	LAIDLAW TRANSIT INC.	902 KILBOURNE ST.	921906	0316325145	60600
COOK	CHICAGO	LAKESHORE DRIVE TRUST	860 LAKESHORE DR.	930154	0316085179	60600
COOK	CHICAGO	LOCKHEED AIR TERMINAL	NORTHWEST CORNER OF HANGAR AREA	951130	0316005873	60600
COOK	CHICAGO	M.W. POWELL CO.	3445 LAWDALE	920182	0316305064	60600
COOK	CHICAGO	MATERIAL SERVICE CORP.	103RD ST. & CALUMET CANAL	952034	0316515088	60600
COOK	CHICAGO	MECCON IND.	P.O. BOX 66065	913017	0316765034	60600
COOK	CHICAGO	METRA	47 WEST 49TH ST.	932337	0316610045	60600
COOK	CHICAGO	NATIONAL CAR RENTAL SYSTEM INC.	560 BESSIE COLEMAN DR.	942815	0316765055	60600
COOK	CHICAGO	O'HARA AIRPORT AMC BLDG.		961168		60600
COOK	CHICAGO	PET INC.	4411 SOUTH KILBARD	942002	0316585112	60600
COOK	CHICAGO	PIN PARTNER LTD.	4801 SOUTHWEST BLVD.	933296	0316615159	60600
COOK	CHICAGO	S.H. BELL CO.	10218 SOUTH AVE. 9	923509	0316515053	60600
COOK	CHICAGO	SHELL OIL CO.	2000 CALIFORNIA AVE.	920280	0316225071	60600
COOK	CHICAGO	SHELL OIL CO.	11100 SOUTH COLISS	901791	0316750003	60628
COOK	CHICAGO	SHIDLER GROUP	6105 LINCOLN AVE.	950533	0316025049	60600
COOK	CHICAGO	SOUTH SHORE LTD. PARTNERSHIP	2419 EAST SOUTH SHORE DRIVE	961023	0316515094	60600
COOK	CHICAGO	SOUTHERN SHORE YACHT CLUB	6401 SOUTH RICHARDS DR.	900322	0316435027	60600
COOK	CHICAGO	SPANG & CO.	3033 106TH ST.	903092	0316515033	60600
COOK	CHICAGO	ST. AUGUSTUS HOSPITAL	2000 LINCOLN AVE.	931682	0316075104	60600
COOK	CHICAGO	STEFANSKI BROTHERS	1100 103RD ST.	940972	0316755054	60600
COOK	CHICAGO	TEAMSTERS LOCAL 731	1100 EAST 31ST ST.	941731	0316286280	60600
COOK	CHICAGO	U.S. AIR FORCE	WEST RAMP	960031	0316765047	60600
COOK	CHICAGO	UNION CARBIDE, LINDE GASES DIV.	1122 95TH ST.	900083	0316695010	60600
COOK	CHICAGO	UNITED AIRLINES	LINE SERVICE BLDG.	900819	0316760002	60600
COOK	CHICAGO	UNITED SUGARS CORP.	2627 WASHINGTON BLVD.	940113	0316286263	60600
COOK	CHICAGO	UNK	UNK	892092		60600
COOK	CHICAGO	WELDED TUBE CO. OF AMERICA	1855 WEST 122ND ST.	952442	0316005210	60600
COOK	CHICAGO	WESTERN CAR WASH ASSOC.	3636 WESTERN AVE.	912383	0316615108	60600
COOK	CHICAGO	WILLIETT MOTOR COACH	5000 WEST FLOUNDRY	921429	0316255054	60600
COOK	CHICAGO	HYATT REGENCY OF CHICAGO	203 EAST WACKER DR.	950022	0316325222	60601
COOK	CHICAGO	CHICAGO BOARD OF TRADE	327 SOUTH LASALLE ST.	950365	0316325221	60603
COOK	CHICAGO	CHICAGO BOARD OF TRADE	327 SOUTH LASALLE ST.	950167	0316325221	60603
COOK	CHICAGO	CHICAGO BOARD OF EDUCATION	10 SOUTH STATE ST.	930271	0316003131	60603
COOK	CHICAGO	CPS DEPT. STORES	23 SOUTH STATE ST.	930629	0316325164	60603
COOK	CHICAGO	EQUITABLE REAL ESTATE	200 SOUTH MICHIGAN AVE.	940809	0316325200	60604
COOK	CHICAGO	ORCHESTRAL ASSOC.	219 SOUTH WABASH	950931	0316325231	60604
COOK	CHICAGO	95TH WINCHESTER PARTNERSHIP	1909 WEST 9TH ST.	923259	0316725015	60605
COOK	CHICAGO	ACME SPRINKLER SERVICE CO.	645 SOUTH CLARK ST.	923120	0316325146	60605

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COUNTY	CITY	SITE NAME	SITE ADDRESS	INCIDENT #	IEPA #	
COOK	CHICAGO	TUXEDO JUNCTION INC.	4701 SOUTH WESTERN AVE.	892229	0316610025	60609
COOK	CHICAGO	U.S. POSTAL SERVICE	2301 WEST 51ST	920471	0316285159	60609
COOK	CHICAGO	UNICHEMA NORTH AMERICA	4650 SOUTH RACINE AVE.	923487	0316615060	60609
COOK	CHICAGO	UNION PACIFIC RAILROAD	420 WEST 37TH ST.	950925	0316615149	60609
COOK	CHICAGO	UNITED EXPO SERVICE	1555 WEST 44TH ST.	930157	0316615143	60609
COOK	CHICAGO	UNK	4224 SOUTH LOWE AVE.	901458		60609
COOK	CHICAGO	UNK	45TH & ASHLAND	931799		60609
COOK	CHICAGO	WILLETT NATIONAL LEASING	3901 SOUTH ASHLAND	880799	0316005923	60609
COOK	CHICAGO	WILLETT NATIONAL LEASING	3901 SOUTH ASHLAND	880799	0316005923	60609
COOK	CHICAGO	WILLIAM WRIGLEY JR. CO.	1501 WEST 35TH ST.	913353	0316615114	60609
COOK	CHICAGO	WILLIAM WRIGLEY JR. CO.	3538 SOUTH ASHLAND AVE.	942863	0316615187	60609
COOK	CHICAGO	WIREDMASTERS	1365 WEST 37TH	920742	0316615120	60609
COOK	CHICAGO	500 NORTH ORLEANS REALTY CO.	401 WEST GRAND AVE.	950566	0316085241	60610
COOK	CHICAGO	AMBASSADOR WEST HOTEL	1300 NORTH STATE PKWY.	902331	0316280032	60610
COOK	CHICAGO	AMERICAN NATIONAL BANK	328 WEST GRAND	891723	0316085045	60610
COOK	CHICAGO	AMOCO OIL CO.	DEERBORN & ERIE	911701	0316085105	60610
COOK	CHICAGO	AMOCO OIL CO.	530 NORTH LASALLE	890968	0316280039	60610
COOK	CHICAGO	AMOCO OIL CO.	FRANKLIN & OHIO	880552	0316085031	60610
COOK	CHICAGO	ASTOR HOUSE	1340 NORTH ASTOR ST.	901345	0316080019	60610
COOK	CHICAGO	BANBURY DEVELOPMENT INC.	1018-34 NORTH CLARK ST.	891545	0316085046	60610
COOK	CHICAGO	BANBURY DEVELOPMENT INC.	1025 CLARK & MAPLE ST.	881668	0316325042	60610
COOK	CHICAGO	CATHOLIC CHARITIES HOUSING	721 NORTH LASALLE ST.	933268	0316085168	60610
COOK	CHICAGO	CHICAGO DEPT. OF HOUSING	211-17 SOUTH WEST HILL ST.	910777	0316085092	60610
COOK	CHICAGO	CHICAGO TRIBUNE CO.	777 WEST CHICAGO AVE.	932137	0316320001	60610
COOK	CHICAGO	CHICAGO, CITY OF	113 WEST CHICAGO AVE.	913532	0316085124	60610
COOK	CHICAGO	CHICAGO TRIBUNE	700 WEST ERIE	933182	0316085205	60610
COOK	CHICAGO	CHICAGO HOUSING AUTHORITY	1531 WEST CLYBOURNE AVE.	942267	0316085231	60610
COOK	CHICAGO	CHICAGO, CITY OF	535 WEST GRAND AVE.	940243	0316085133	60610
COOK	CHICAGO	CHICAGO TRANSIT AUTHORITY	154 WEST ILLINOIS ST.	913440	0316085122	60610
COOK	CHICAGO	CHICAGO, CITY OF	535 WEST GRAND AVE.	920708	0316085133	60610
COOK	CHICAGO	CROSBY FREEZER INC.	946 NORTH CROSBY	922885	0316085161	60610
COOK	CHICAGO	DRAPER & KRAMER INC.	1350-60 NORTH LAKE SHORE DR.	932486	0316085200	60610
COOK	CHICAGO	DRAPER & KRAMER	70 WEST BURTON	913685	0316085127	60610
COOK	CHICAGO	EAST END CARTAGE	1275-1285 N. CLYBOURN AVE.	960875	0316085270	60610
COOK	CHICAGO	FUL LINE IMPRESSION	750 NORTH WELLS	881462	0316080023	60610
COOK	CHICAGO	HERTZ CORP.	9 WEST KINSEY ST.	923417	0316085171	60610
COOK	CHICAGO	IL. BELL TELEPHONE	613 NORTH UNION	891410	0316085049	60610
COOK	CHICAGO	IL. BELL TELEPHONE	469 WEST HURON ST.	921291	0316085135	60610
COOK	CHICAGO	IZUI PHOTOGRAPHY	315 WEST WALTON	921102	0316085143	60610
COOK	CHICAGO	JM SWEENEY CO.	1025 NORTH CLARK ST.	891891	0316085051	60610
COOK	CHICAGO	LASALLE NATIONAL TRUST #109673	121 WEST ILLINOIS ST.	922676	0316085163	60610
COOK	CHICAGO	LOEBER MOTORS	1111 NORTH CLARK ST.	903354	0316325020	60610

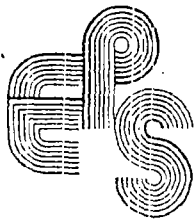
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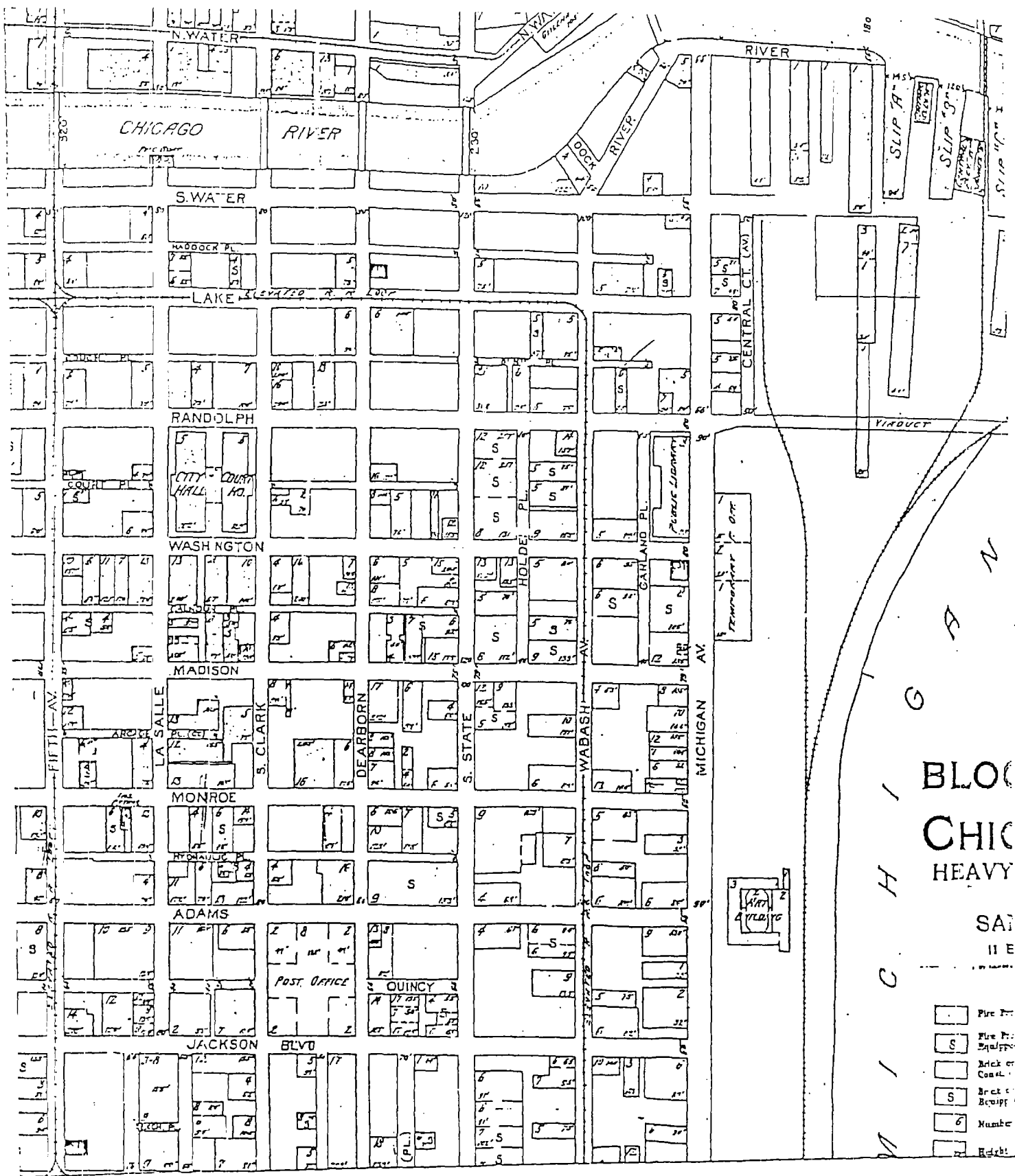
COUNTY	CITY	SITE NAME	SITE ADDRESS	INCIDENT #	LEPA #	
COOK	CHICAGO	NORTH WESTERN MEMORIAL	710 FAIRBANKS	921172	0316085144	60611
COOK	CHICAGO	NORTHEASTERN MEMORIAL HOSPITAL	244 EAST PEARSON STREET	960251	0316085262	60611
COOK	CHICAGO	NORTHWESTERN UNIVERSITY	259 EAST SUPERIOR	931671	0316085182	60611
COOK	CHICAGO	PARK HYATT HOTEL	800 NORTH MICHIGAN AVE.	941863	0316085170	60611
COOK	CHICAGO	SIMS LTD	505 NORTH MICHIGAN	890394	0316085043	60611
COOK	CHICAGO	STREETERVILLE CORP.	215 EAST CHICAGO AVE.	923218	0316085169	60611
COOK	CHICAGO	U.S. COAST GUARD	94 STREATOR DR.	892577	0316325053	60611
COOK	CHICAGO	VA RESEARCH HEADQUARTERS	333 EAST HURON ST.	942257	0316080006	60611
COOK	CHICAGO	WH INVESTMENT PROPERTIES	105 EAST DELAWARE PL.	932017	0316085142	60611
COOK	CHICAGO	WILLIAM I. WRIGLEY CO.	410 NORTH RUSH ST.	913263	0316085118	60611
COOK	CHICAGO	A EICOFF CO.	2027 WEST GRAND	902270	0316160007	60612
COOK	CHICAGO	AFFORDABLE HOUSING	1140 SOUTH WASHTENAU	891831	0316275024	60612
COOK	CHICAGO	AMOCO OIL CO.	2950 WEST ROOSEVELT	931057	0316275030	60612
COOK	CHICAGO	CHICAGO HOUSING AUTHORITY	212 SOUTH CAMPBELL	931158	0316755046	60612
COOK	CHICAGO	CHICAGO, CITY OF	212 SOUTH LEAVITT	922067	0316003149	60612
COOK	CHICAGO	CHICAGO HOUSING AUTHORITY	1633 WEST MADISON ST.	921040	0316003137	60612
COOK	CHICAGO	CHICAGO TRANSIT AUTHORITY	358 SOUTH KEDZIE	911945	0316275018	60612
COOK	CHICAGO	CHICAGO HOUSING AUTHORITY	1633 WEST MADISON	941656	0316003137	60612
COOK	CHICAGO	CHICAGO HOUSING AUTHORITY	1633 WEST MADISON	950903	0316003137	60612
COOK	CHICAGO	CHICAGO, CITY OF	2320 WEST MADISON	940617	0316286265	60612
COOK	CHICAGO	CHICAGO MAILING TUBE CO.	1658 CARROLL AVE.	950396	0316286307	60612
COOK	CHICAGO	COOK COUNTY HOSPITAL	1900 WEST POLK ST.	961004	0316275102	60612
COOK	CHICAGO	COOK COUNTY	2241 OGDEN AVE.	921456	0316003138	60612
COOK	CHICAGO	FORD LAND DEVELOPMENT CORP.	6401 SOUTH BELL AVE.	932104	0316675056	60612
COOK	CHICAGO	FULTON CARROLL PROPERTIES	2051 WEST FULTON AVE.	911763	0316225056	60612
COOK	CHICAGO	HI-TECH AUTOMOTIVE	722 NORTH WESTERN AVE.	923523	0316275078	60612
COOK	CHICAGO	JAY-SEE CARTAGE CO.	2448 WEST GRAND AVE.	900107	0316275027	60612
COOK	CHICAGO	KINZIE IND. DEVELOPMENT CORP.	2000-2034 WEST WALNUT	951894	0316286327	60612
COOK	CHICAGO	KINZIE IND. DEVELOPMENT CORP.	2053 WEST FULTON ST.	951893	0316286328	60612
COOK	CHICAGO	KIRK'S SUEDE-LIFE INC.	2501 WEST FULTON B	950995	0316275094	60612
COOK	CHICAGO	LAKEWOOD ENG. & MFG.	1901 WEST CARROLL AVE.	942167	0316275087	60612
COOK	CHICAGO	LAKEWOOD ENG. & MFG.	501 NORTH SACRAMENTO BLVD.	942166	0316005292	60612
COOK	CHICAGO	LANCER CORP.	339 NORTH OAKLEY	912103	0316275048	60612
COOK	CHICAGO	LASALLE NATIONAL BANK TRUST #10-15570-09	2501 WEST POLK ST.	930058	0316285215	60612
COOK	CHICAGO	MARCO LIGHTING COMPONENT	457 NORTH LEAVITT	920610	0316275052	60612
COOK	CHICAGO	MATOCHA ASSOC.	1645 WEST JACKSON	922126	0316275070	60612
COOK	CHICAGO	METRA	2700 BLOCK OF WEST GRAND AVE.	912370	0316275043	60612
COOK	CHICAGO	METRA WESTERN AVE. YARD	2801 WEST GRAND AVE.	901640	0316275034	60612
COOK	CHICAGO	METRO CHICAGO SPORTS FACILITY JNT VNTRE	1800 WEST MADISON	931591	0316275066	60612
COOK	CHICAGO	METRO CHICAGO SPORTS STADIUM	226 SOUTH HOYNE	920618	0316275061	60612
COOK	CHICAGO	MIDWEST ELECTRIC	1639 WEST WALNUT ST.	930039	0316080001	60612
COOK	CHICAGO	NATIONAL CTR. FOR ADVANCED MEDICAL EDUCATION	707 SOUTH WOOD ST.	940017	0316286251	60612



COUNTY	SITE NAME	EPA ID NO	ADDRESS	CITY	STAT	ZIP	NPL	LATITUDE	LONGITUDE	DISCOVER
COOK	NATIONAL LEAD CO FCTY #13	ILD98207472	1516 SOUTH STATE STREET	CHICAGO	IL	60605	N	4152240	08737360	012988
COOK	SHIPMAN D B WHITE LEAD CO .	ILD98060714	CORNER ST & 15TH ST	CHICAGO	IL	60605	N	4152240	08737360	060181
COOK	FREEMAN UNITED COAL MINING (SIA)	ILD04617057	300 W WASHINGTON	CHICAGO	IL	60606	N	3928420	08944000	100183
COOK	WEST PULLMAN IRON & METAL	ILD00542865	11954 SO PEORIA	CHICAGO	IL	60607	N	4152360	08738300	060180
COOK	COMMERCIAL POLISHING & PLATING	ILD00516399	1223 WEST LAKE STREET	CHICAGO	IL	60607	N	4153075	08739225	080180
COOK	BILL TUCKER STUDIOS	ILD07234454	17 NORTH MAY STREET	CHICAGO	IL	60607	N	4152360	08738300	011588
COOK	MAGNUS COMPANY INCORPORATED	ILD98476636	4041 EMERALD AVENUE	CHICAGO	IL	60607	N	4152360	08738300	053188
COOK	HEATH & MILLIGAN CO	ILD98070447	787 S CANAL	CHICAGO	IL	60607	N	4152360	08738300	060181
COOK	UNITED LEAD CO.	ILD98477498	INTERSECTION WASHINGTON &	CHICAGO	IL	60607	N	4152360	08738300	062389
COOK	HEATH & MILLIGAN	ILD98163608	1833 SEWARD ST	CHICAGO	IL	60610	N	4154060	08738120	092286
COOK	LINDSAY LIGHT III	IL000000220	22 WEST HUBBARD	CHICAGO	IL	60610	N	4154060	08738120	012794
COOK	LINDSAY LIGHT II	IL000000221	316 E ILLINOIS	CHICAGO	IL	60610	N	4154060	08738120	060693
COOK	A-1 MULTIPLATE SERV INC	ILD00519264	411 N MILWAUKEE AVE	CHICAGO	IL	60610	N	4154060	08738120	020183
COOK	PEOPLES GAS LIGHT & COKE NORTH	ILD98207477	CROSBY & DIVISION STREET	CHICAGO	IL	60610	N	4154060	08738120	012988
COOK	COMMONWEALTH EDISON NORTH ST	ILD98060632	1122 N CROSBY ST	CHICAGO	IL	60611	N	4153240	08737000	060181
COOK	1150 LAKE SHORE DR. SITE	ILD98491301	1150 LAKE SHORE DR.	CHICAGO	IL	60611	N	4153240	08737000	
COOK	GENERAL PARKING CORPORATION	ILD98050231	341 EAST OHIO STREET	CHICAGO	IL	60611	N	4153240	08737000	080593



APPENDIX C  
HISTORICAL INFORMATION



# SANBORN FIRE INSURANCE MAP

PROPERTY ADDRESS

Northwest Corner of  
Lake St & Stetson Ave

EPS ENVIRONMENTAL SERVICES, INC.  
7237 West Devon Avenue  
Chicago, Illinois 60631



YEAR

1903



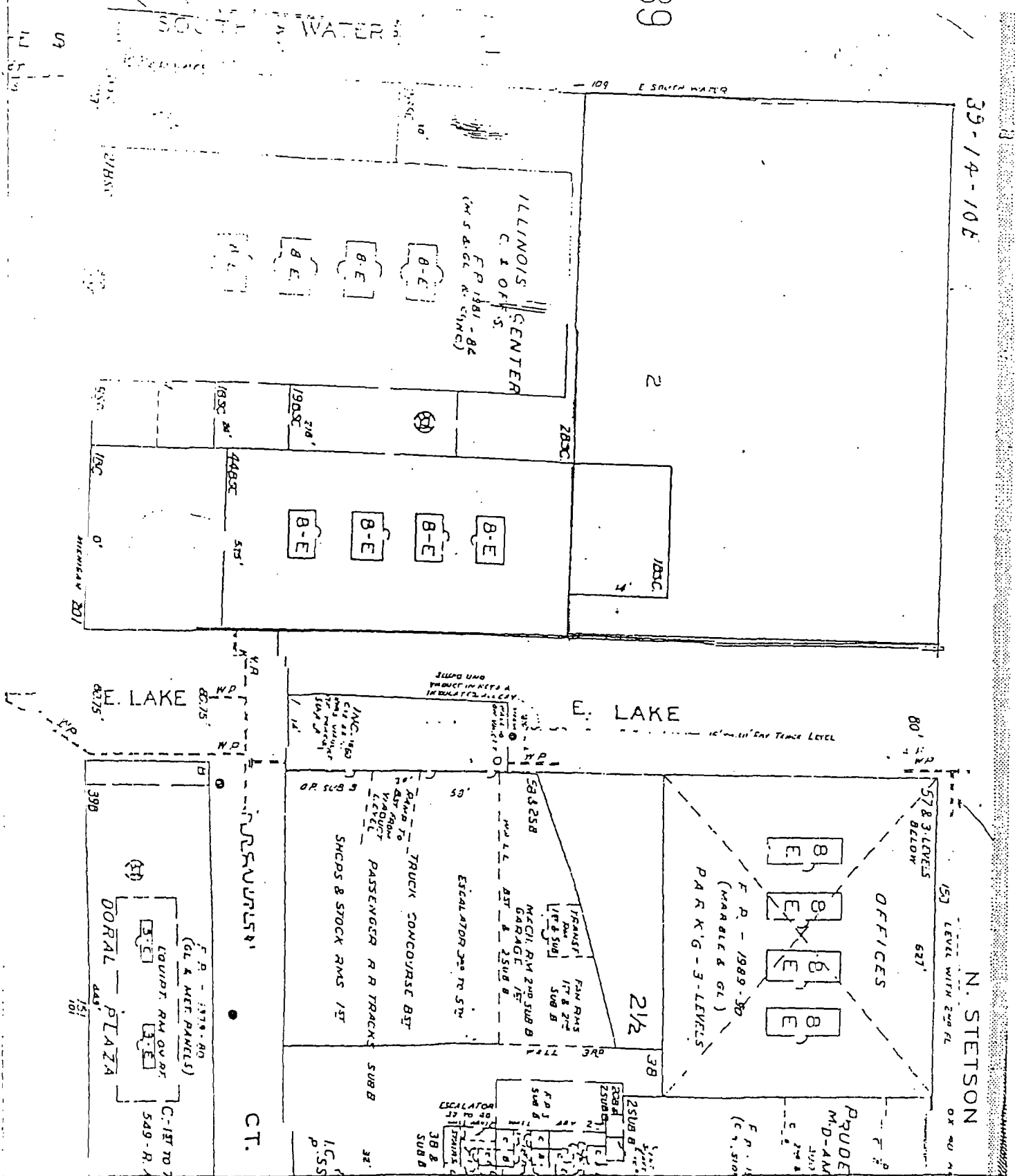












# SANBORN FIRE INSURANCE MAP

PROPERTY ADDRESS

Northwest Corner of  
Lake St & Stetson Ave

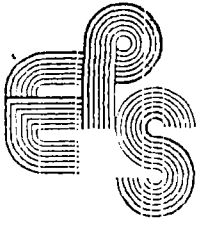
EPS ENVIRONMENTAL SERVICES, INC.  
7237 West Devon Avenue  
Chicago, Illinois 60631



YEAR

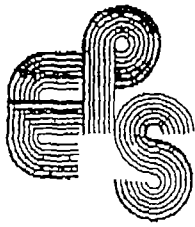
1990





## APPENDIX E

### PROPOSAL BETWEEN CLIENT AND EPS ENVIRONMENTAL



## PURPOSE

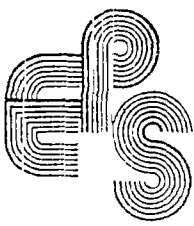
The purpose of this Proposal for a Phase I Environmental Property Assessment is to provide Ms. Linda A. Nagle, General Counsel, Senior Vice President, F & F Realty, Ltd. (Client), with EPS Environmental Services, Inc.'s (EPS Environmental) proposal and estimated cost of conducting a Phase I Environmental Property Assessment of a parcel of vacant land located at the northwest corner of East Lake Street and North Stetson Avenue, Chicago, Illinois (Property). The purpose of the proposed Phase I Environmental Property Assessment (Phase I Assessment) will be to identify readily apparent, potential sources of environmental liabilities associated with the Property, based exclusively upon the scope of services set forth and agreed upon.

## SCOPE OF SERVICES

The scope of services to be performed by EPS Environmental, in order to identify areas of environmental concern, will be consistent with the recommended practices set forth in the "Phase I Environmental Site Assessment Process" contained in the American Society for Testing and Materials (ASTM), Standard E 1529-97, and will include the following:

### A. Records Review

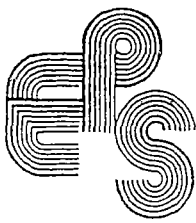
1. Physical Setting Sources
  - a. Review United States Geological Survey 7.5 Minute Topographic Map for topography of Property and surrounding area.
  - b. Review Illinois Geological Survey, Circular #460, Surficial Geology of the Chicago Region, for published information regarding the surficial geology of the Property.
  - c. Review Illinois Geological Survey, Circular #532, Potential for Contamination of Shallow Aquifers from Land Burial of Municipal Wastes for the geologic material rating for the Property.
  - d. Review radon studies for the county compiled by the Illinois Department of Nuclear Safety to provide information on potential radon risk.
2. Federal and State Record Sources - Review the following published environmental databases for the Property and sites within the Approximate Minimum Search Distances as designated by ASTM:



- c. Local Building Department regarding structures, installations, removals, licenses and permits that may reflect an environmental condition of the Property.
- d. Local Fire Department regarding the use or storage of hazardous substances or petroleum products on the Property.
- e. Local Health or Environmental Department regarding any known environmental occurrences associated with the Property.
- f. Zoning Department regarding zoning restrictions on the Property.

B. Site Reconnaissance

- 1. Visually and physically observe the Property in an attempt to identify readily apparent, potential sources of environmental liabilities including:
  - a. General Site Setting
    - 1. Current and past uses of the Property
    - 2. General description of structures and roads
    - 3. Potable water supply
    - 4. Sewage disposal system
  - b. Interior and Exterior Observations
    - 1. Dead or stressed vegetation
    - 2. Disturbed or stained soils and surfaces
    - 3. Drains or sumps
    - 4. Hazardous substances and petroleum products
    - 5. Heating/cooling system
    - 6. Pits, ponds, lagoons or standing water
    - 7. Point sources of effluent discharges and air emissions
    - 8. Polychlorinated biphenyl (PCB) -containing electrical equipment
    - 9. Potential lead based paints
    - 10. Surface impoundments
    - 11. Suspect asbestos containing material
    - 12. Waste disposal and housekeeping practices
    - 13. Wastewater discharge



14. Water wells and septic tank systems
  15. Underground or aboveground storage tanks, storage drums or containers
  16. Unusual or noxious odors
2. Visually and physically observe the surrounding sites, from the Property and public right-of-ways, in an attempt to identify readily apparent, potential sources of environmental liabilities posed by adjacent land use.
  3. *Provide photographic documentation of significant environmental features.*
- C. Interviews
1. Interview Property or facility owner, operator or key personnel for information indicating environmental conditions in connection with the Property.
  2. Submit an environmental questionnaire to present Property or facility owner or operator for information regarding environmental liens or additional specialized knowledge concerning the Property.
- D. EPS Environmental will prepare a final Phase I Assessment Report (Report) for the Client containing the observations and conclusions of the site findings. The Report will be based exclusively upon the scope of services outlined above. Findings and Conclusions in the Report will be rendered based on accepted industry standards, but are not to be construed as a guarantee or warranty as the potential liability associated with environmental conditions or impacts on the Property.

#### WARRANTY AND LIMITATION OF LIABILITY

The Phase I Assessment will be of limited scope, and will not provide sufficient information to eliminate the total risk of the presence of contamination or other liabilities. Significantly higher levels of exploratory efforts than those performed in the proposed Phase I Assessment are required to accumulate sufficient information to determine all environmental liabilities associated with the Property.

EPS Environmental warrants that the Phase I Assessment will be conducted in accordance with generally accepted investigatory methods utilized by professional environmental consultants and will include the recommended practices for the "Phase I Environmental Site Assessment Process" contained in the ASTM Standard Practice E 1529-97. EPS Environmental further warrants that the Findings and



## SOURCES OF INFORMATION RELIED UPON FOR PHASE I ASSESSMENT AND REPORT

All information that EPS Environmental will rely on in conducting the Phase I Assessment and preparing the Report, not specifically identified as generated by EPS Environmental or any federal, state, or local agency will be provided by or derived from data provided by the Client and/or the Property owner.

## COMPENSATION

Compensation for the Phase I Assessment work as summarized in this Proposal is pursuant to the attached Compensation Schedule.

## SCHEDULE

EPS Environmental will commence work upon receipt of a signed copy of this Proposal. The scope of services will be completed within fifteen (15) to eighteen (18) working days from the commencement date, provided access to the Property is granted in a timely manner.

## PERMISSION TO ENTER

I, the undersigned, do hereby represent that I am the owner of the Property or the agent of the owner with power to grant right of entry thereon. I hereby grant permission to any employees or agents of EPS Environmental to enter upon the Property to provide the services previously stated.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Full Name: \_\_\_\_\_ Title: \_\_\_\_\_

Project Number 1472-0697



## ACCEPTANCE

Please indicate acceptance of this Proposal by returning a signed copy of this Proposal or a purchase order incorporating the terms of this Proposal, as well as a signed "Permission to Enter". Once accepted by the Client, the terms of this Proposal will represent the entire and integrated agreement between the Client and EPS Environmental, and will supersede all prior negotiations, representations or agreements, either written or verbal. This Proposal may be amended only in writing signed by both Client and an authorized representative of EPS Environmental.

Respectfully submitted,

EPS ENVIRONMENTAL SERVICES, INC.

Peter N. Partipilo, C.E.M.M.  
Senior Environmental Specialist

Accepted By

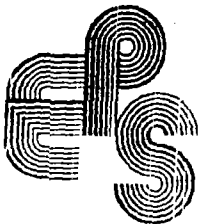
LINDA A. NAGLE  
Printed Name

SR V.P.  
Title

6/19/97  
Date

Project Number 1472-0697





environmental services, inc.

**PHASE II LIMITED SUBSURFACE INVESTIGATION**

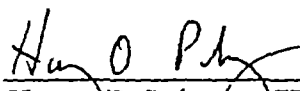
Vacant Land - Northwest Corner of East Lake Street and North Stetson Avenue  
Chicago, Illinois

*Prepared For:*

Ms. Linda Nagle  
F & F Realty, Ltd.  
5005 West Touhy Avenue, Suite 200  
Chicago, Illinois 60077-3595

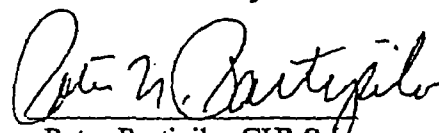
*Prepared By:*

EPS Environmental Services, Inc.  
7237 West Devon Avenue  
Chicago, Illinois 60631

  
Harvey D. Pokorny, CPG  
Technical Director

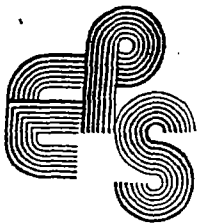


*Reviewed By:*

  
Peter Partipilo, CHMM  
Senior Environmental Specialist

*Project Number:*  
1511-0797

October 3, 1997



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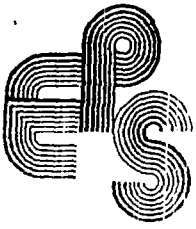
## FIGURE

Figure 1 - Boring Location Map

## APPENDICES

Appendix A - Geologic Soil Boring Logs

Appendix B - Chain of Custody and Laboratory Reports



## **1.0 GENERAL**

This Report presents the findings and conclusions of the Phase II Limited Subsurface Investigation (Subsurface Investigation) conducted at a vacant parcel of land located at the Northwest Corner of East Lake Street and North Stetson Avenue, Chicago, Illinois (the Property).

### **1.1 Authorization**

Authorization to perform the Subsurface Investigation was given by acceptance of EPS Environmental Services, Inc.'s (EPS Environmental) Proposal number 1511-0797, dated July 11, 1997 by Ms. Linda Nagle of F & F Realty, Ltd. (Client).

### **1.2 Background**

A Phase I Environmental Property Assessment (Phase I), performed by EPS Environmental, dated July 7, 1997 revealed historical Property use included railroad operations which were conducted on former tracks located on the eastern portion of the Property. The subsurface investigation was structured to screen for the presence of metals, herbicides, and pesticides, contaminants of concern commonly associated with railroad right-of-ways.

### **1.3 Purpose**

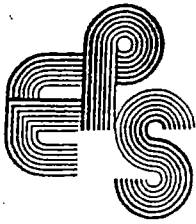
The purpose of the Subsurface Investigation was to obtain representative soil samples to screen for the presence of contaminants of concern in areas of the Property adjacent to the location of the former railroad tracks, considered to be the most likely area for contamination to be present.

## **2.0 SAMPLING PROCEDURE**

On September 19, 1997, EPS Environmental conducted four soil borings (B-1 through B-4) to depths between 4 and 12 feet, adjacent to the location of the former railroad tracks. Soil Investigators, Inc. of Chicago, Illinois, was employed by EPS Environmental to advance the soil borings under the direction and supervision of Mr. Harvey D. Pokorny, CPG, Technical Director. Soil borings are indicated on the Boring Location Map (Figure 1), which can be found following the text of this Report.

### **2.1 Field Activities**

Soil borings were conducted following recommended practices for thin-wall probes. A Geoprobe® truck-mounted, hydraulically-powered, percussion/probing device was utilized to advance a two-inch



diameter steel drive point to the top of the desired sampling interval. Soil samples were collected by advancing two-inch diameter steel thin wall probe samplers. Samplers were attached to the leading end of extension probe rods and driven downward until the desired target depths were reached. After the desired sample interval was obtained, the assembly was extracted, opened and soil samples were collected using a stainless steel trowel.

All down hole sampling equipment was cleaned with hot water and non-alkaline soap between each sampling location. This procedure was used to minimize the possibility of cross contamination. Sampling procedures were performed in accordance with ASTM recommended methods. After sampling was complete, all boreholes were properly abandoned to grade with hydrated bentonite pellets and sealed with concrete or asphalt patch.

Two to four soil samples were collected at each boring location. Duplicate soil samples were collected from each sampling interval. One of the duplicate samples was placed into a "Zip-Lock" plastic bag for field screening and the second sample was placed in a glass sample jar with a Teflon lined plastic lid for laboratory analysis.

All soil samples were examined for visual signs of contamination and for the presence of unusual odors. The samples in "Zip-Lock" plastic bags were allowed to equilibrate to 70° Fahrenheit for approximately 20 minutes. The headspace in each sample bag was then screened with a Sensidyne flame ionization detector (FID) and the readings were recorded on the Boring Logs. The FID field instrument records total concentrations of organic vapors. The instrument does not differentiate between various types of organic vapors and is inconclusive in identifying specific contaminants.

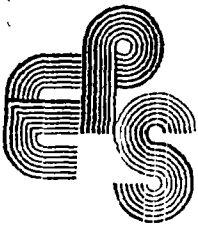
## **2.2 Field Observations**

FID screening values varied in soil samples from 0.2 to 1.0 parts per million (ppm). These screening values were not deemed to be significantly above background. No significant or unusual odors were detected in the soil borings. FID screening results and soil descriptions are included on the Geologic Boring Logs (Appendix A). Groundwater was encountered in soil boring B-3 at approximately ten feet below grade. No unusual odors were noted.

## **3.0 PHYSICAL SETTING**

### **3.1 Topography**

According to the U.S. Geological Survey 7.5 Minute Series Topographic Map, Chicago Loop Quadrangle, the approximate elevation of the Property is 595 feet above mean sea level. The general



topography of the Property and surrounding area gently slopes towards Lake Michigan, 1/4 mile east of the Property.

### 3.2 Soils

According to Illinois State Geological Survey Circular #460, Surficial Geology of the Chicago Region, the Property is located on an area classified as "Made" land. This classification refers to man-made fill; and comprises areas formerly covered by Lake Michigan; largely sand in areas bordering Lake Michigan.

The Property is located within the rating area of M, based on interpretation of the Illinois State Geological Survey Circular #532, Potential for Contamination of Shallow Aquifers from Land Burial of Municipal Wastes. The rating denotes the capacities of earth material to accept, transmit, restrict or remove contaminants from waste effluent. In general, an M rating area denotes "made" land (fill material), and, due to variability in the fill the capacity of the earth material cannot be estimated.

### 3.3 Geologic Profile

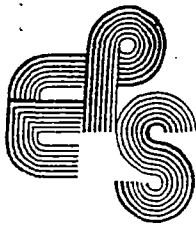
Based on the 12 foot soil boring conducted in this investigation, the general geologic profile of the Property consists of approximately two to four feet of fill, underlain by golden brown to light gray well-sorted sand to at least 12 feet below grade. Probable groundwater was encountered at approximately 10 feet.

## 4.0 LABORATORY ANALYSES

### 4.1 Analytical Program

One representative sample was selected from each soil boring and submitted for laboratory analysis. Each soil sample was placed into discrete four-ounce glass jars, allowing for no headspace, and sealed with Teflon-lined plastic lids. These samples were chilled and transported under chain of custody to National Environmental Testing, Inc. of Bartlett, Illinois. See Appendix B for Chain of Custody Record.

Soil samples were analyzed for RCRA metals, pesticides, and herbicides, indicator contaminants of concern, using appropriate USEPA methodology in accordance with SW-846, Third Edition, Test Methods for Evaluating Solid Waste.



#### **4.2 Evaluation of Laboratory Results**

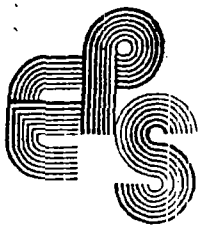
To assess potential detrimental environmental impacts, the Illinois Environmental Protection Agency (IEPA) Tiered Approach to Corrective Action Objectives (TACO) Tier 1 soil remediation objective values were used as a guideline for qualifying the concerns associated with soil contamination. Soil remediation objectives (SROs) are numerical concentration goals for contaminated soil. The TACO SROs apply to sites where the IEPA has requested or forced remedial actions, or to sites where voluntary cleanups have been initiated under IEPA supervision.

To apply TACO Tier 1 SROs, there are three evaluated primary human exposure routes that include ingestion, inhalation, and the potential to contaminate groundwater. The ingestion exposure route applies to contaminant concentrations above TACO Tier 1 SROs within the first three feet below the land surface. The inhalation exposure route applies to contaminant concentrations above TACO Tier 1 SROs within the first ten feet below the land surface. The potential to contaminate groundwater is further separated into two objectives dependent on Class I or Class II groundwater designation. It should be noted, since the City of Chicago has an ordinance prohibiting potable groundwater wells within the city, the pathway to groundwater SROs can be excluded from further evaluation.

#### **4.3 Analytical Results**

Laboratory results of representative soil samples collected from the borings detected concentrations of arsenic and lead above the TACO Tier 1 SRO ingestion pathway for residential properties. Lead concentrations also exceeded TACO Tier 1 construction worker ingestion pathway. The TACO background SRO for the arsenic ingestion pathway (residential properties) is 7.2 mg/kg (parts per million, ppm), and 400 ppm for lead.

Herbicides and pesticides were not detected in the soil samples. Other metals detected were within normal background concentrations, and are not discussed further. Data for arsenic and lead contaminants is summarized in the following table:



SOIL SAMPLE ANALYTICAL RESULTS (September 1997)  
Arsenic and Lead  
Vacant Property  
Stetson and East Lake Street, Chicago, Illinois

IEPA TACO SRO or Sample ID	Values in ppm	
	Arsenic*	Lead
TACO Tier 1 - Residential Ingestion SRO	7.2	400
TACO Tier 1 -Construction Worker Ingestion SRO	61	400
B-1- 1.5'	4.9	81
B-2 - 3'	24	250
B-3 - 2'	26	1600
B-4- 2.5'	10	200

**Bold = Exceeds Tier 1 Residential SRO, based on TACO Tier 1, 35 IAC 742, Appendix B**

\* The IEPA has established a soil remediation objective for arsenic in urban areas at 7.2 ppm, which is considered representative of a "background" concentration. "Background" urban area concentrations of arsenic were reported with a range of 1.1 to 24 ppm by the IEPA in August 1994.<sup>1</sup>

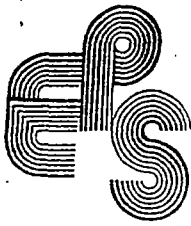
See Appendix B for Laboratory Analytical Results

See Figure 1 for sample locations

## 5.0 CONCLUSIONS

The laboratory analyses performed on the four soil samples obtained at the Property revealed areas with concentrations of arsenic and lead above TACO Tier 1 residential ingestion soil remediation objectives (SROs). In addition, lead was detected in soil boring B-3 at concentrations above construction worker ingestion SROs. Based on vertical soil profiles obtained, it appears that these contaminants are contained within the top three feet of fill soil.

<sup>1</sup> A Summary of Selected Background Conditions for Inorganics in Soil, IEPA, August 1994



## Discussion of Contaminants of Concern

### *Arsenic*

Arsenic (As) is an elemental metal (Atomic number 33) of Group V of the periodic table of the elements. Arsenic is a silver gray or tin-white, brittle, crystalline metal that turns black when exposed to air. The black form is sometimes encountered as a powder. Arsenic also exists in an allotropic form that is yellow powder or brown and gray powder (poisonous). Only the metallic form is of commercial importance. It is not soluble in water, is soluble in nitric acid; with a specific gravity of 5.72. Elemental arsenic is used to form metal alloys.

Arsenic trioxide ( $\text{As}_2\text{O}_3$ ) is a white amorphous, odorless, tasteless powder; poisonous, that is slightly soluble in water, soluble in acids or alkalis; with a specific gravity of 3.865. This arsenic compound is used for wood preservation and in the manufacture of herbicides.

Due to its persistence in the environment and toxicity, if the Property is to be developed as residential, the elevated levels of arsenic found during the investigation should be addressed prior to development. To eliminate the potential for human exposure, an engineering barrier (e.g., building, concrete, or asphalt) can be erected over the affected area of the Property. It should be noted, concentrations of arsenic on the Property are below the construction worker ingestion SRO of 61 ppm.

### *Lead*

Lead is a heavy, gray elemental metal, a known hazard that results in deterioration of the central nervous system when ingested or absorbed by humans. Due to its persistence in the environment and toxicity, if the Property is to be developed as residential, the elevated levels of lead found during the investigation should be addressed prior to development. As in the case of arsenic, the potential for human exposure can be eliminated with installation of an engineering barrier over the affected area of the Property. However, the elevated level of lead detected is above the construction worker ingestion SRO of 400 ppm, and may be considered hazardous by toxicity characteristic. To determine if the lead contaminated soil is hazardous by characteristics, additional testing would be necessary.

Soil sampled during the Subsurface Investigation was obtained in areas where railroad ties were formerly present. Shallow grid sampling of the Property is recommended in the area of soil boring B-3 to determine extent of arsenic above background concentration of 24 ppm, lead concentrations above 400 ppm, and to determine whether the lead contaminated soil would be considered hazardous.





## 6.0 WARRANTY AND LIMITATION OF LIABILITY

The EPS Environmental Phase II Limited Subsurface Investigation was intended to gather data to evaluate an area of potential concern identified during a prior environmental assessment of the Property. These earlier studies identified former railroad operations on the Property. Accordingly, EPS Environmental's Phase II Limited Subsurface Investigation was structured to screen for the presence of metals, herbicides and pesticides, contaminants commonly associated with railroad ties and track maintenance.

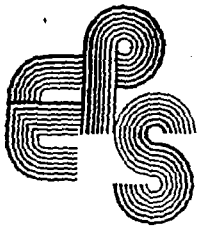
EPS Environmental warrants that the findings and conclusions contained in this Report have been prepared in accordance with generally accepted environmental engineering methods. These environmental methods have been developed to provide the Client with information regarding existing or potential environmental conditions relating to the soils and are limited to the conditions observed at the time that the Limited Subsurface Investigation was conducted and is also limited to the information available at the time it was prepared. As with any environmental assessment, there remains a possibility that conditions may exist at the subject Property which were not apparent during the Limited Subsurface Investigation. EPS Environmental makes no other warranties, expressed or implied.

### 6.1 Confidentiality

EPS Environmental shall hold all field observations, borings, logs, analysis, laboratory reports and other reports in strict confidence and shall not disclose these items except to the Client or except as ordered by any state or federal agency or court of law. In the event that EPS Environmental shall be required by any state or federal agency or court of law to disclose any confidential information, it shall give immediate oral and written notice to Client. Client may interpose all objections it may have to the disclosure of such information. If any objections are asserted by Client, EPS Environmental shall continue to maintain the confidentiality of such information until Client's objections, and any legal challenges thereto, are finally resolved. Client shall defend EPS Environmental and indemnify it against any penalties or damages that EPS Environmental may incur as a result of compliance with this provision.

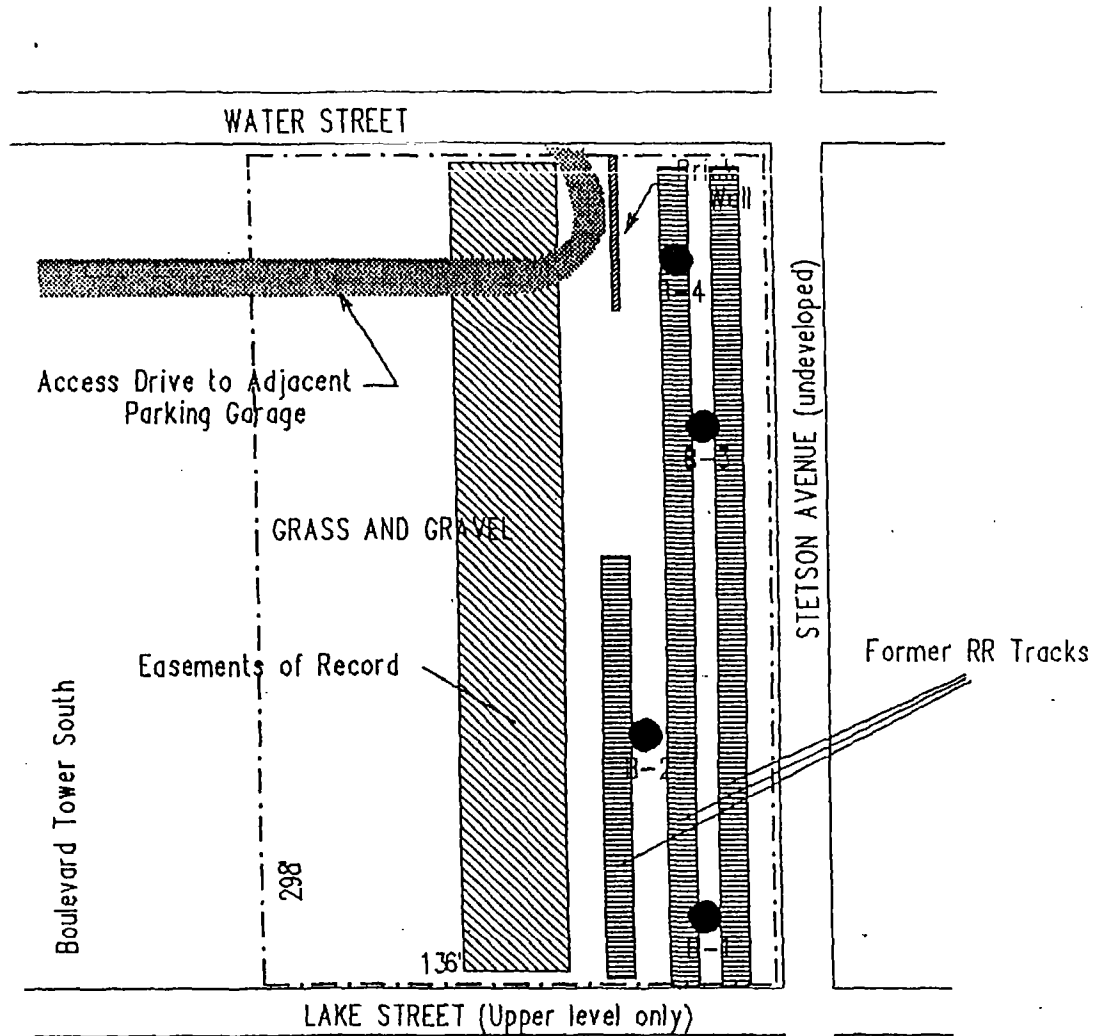
### 6.2 Reliance on Phase II Limited Subsurface Investigation and Report

The Phase II Limited Subsurface Investigation and Report has been conducted exclusively for the Client and it is intended that only the Client will rely on the Report. The Phase II Limited Subsurface Investigation and Report will be solely for the benefit of the Client, and may not be relied upon by other parties. The Client shall indemnify or hold harmless EPS Environmental from any and all liability arising out of any other party's reliance on the Limited Subsurface Investigation and Report.



**FIGURE 1**

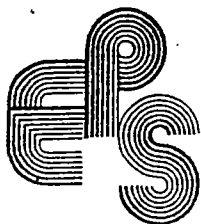
Boring Location Map



BORING LOCATION MAP

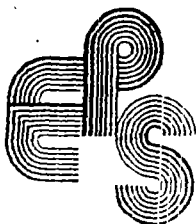
PROJECT #:1511-0797 NOT TO SCALE

NORTHWEST CORNER OF LAKE & STETSON  
CHICAGO, ILLINOIS



## APPENDIX A

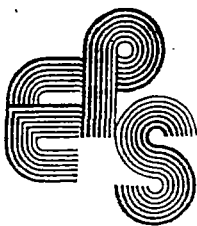
### Geologic Boring Logs



# SUBSURFACE INVESTIGATION GEOLOGICAL BORING LOG

Project Address: Stetson and Lake Project #: 1511-0797  
Technician/Geologist: Harvey D. Pokorny  
Weather Conditions: Dry X Wet \_\_\_\_\_ Snow \_\_\_\_\_ Temp 65  
Boring #: B-1 Date: 9/19/97 Time: 10:00 Location: South

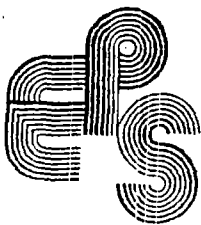
DESCRIPTION OF SOILS	DEPTH	SAMPLE	FID-PPM	ODOR
Asphalt-4"	-	B-1-1.5'	0	No
6" gravel FILL, white-gray	-			
6" black organic LOAM	-2			
	-			No
SAND, light brown, well-sorted, dry	-		0.4	No
	-4			
Total Depth : 4'	-			
	-6			
	-			
	-8			
	-			
	-10			
	-			
	-12			
	-			
	-14			
	-			
	-16			
	-			
	-18			



SUBSURFACE INVESTIGATION  
GEOLOGICAL BORING LOG

Project Address: Stetson and Lake Project #: 1511-0797  
Technician/Geologist: Harvey D. Pokorny  
Weather Conditions: Dry X Wet \_\_\_\_\_ Snow \_\_\_\_\_ Temp 65  
Boring #: B-2 Date: 9/19/97 Time: 10:15 Location: South-Central

DESCRIPTION OF SOILS	DEPTH	SAMPLE	FID-PPM	ODOR
SOD-4" 2' gravel FILL, white-gray	-		0	No
	-2			
	-	B-2-3'		No
	-			No
Broken glass, cinders, black loam, and fill	-4		0.4	
	-			No
	-6			
SAND, light brown, well-sorted, dry medium-grained	-		0.2	No
	-8			
Total Depth : 8'	-			
	-10			
	-			
	-12			
	-			
	-14			
	-			
	-16			
	-			
	-18			



SUBSURFACE INVESTIGATION  
GEOLOGICAL BORING LOG

Project Address: Stetson and Lake

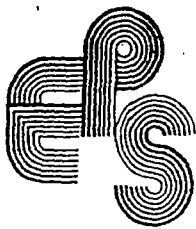
Project #: 1511-0797

Technician/Geologist: Harvey D. Pokorny

Weather Conditions: Dry X Wet        Snow        Temp 65

Boring #: B-3 Date: 9/19/97 Time: 10:30 Location: North-Central

DESCRIPTION OF SOILS	DEPTH	SAMPLE	FID-PPM	ODOR
SOD surface	-			No
gravel FILL, white-gray and black organic LOAM	-2	B-3-2'	0	No
	-			
SAND, light brown, well-sorted, medium-grained, dry	-4		0.1	No
	-			
	-6			
	-			
	-8			No
	-			
	-10		0.1	
Poss. Groundwater at 10.5'	-			
SAND, well sorted, fine-grained, moist	-12		0.2	No
	-			
Total Depth : 12'	-			
	-14			
	-			
	-16			
	-			
	-18			

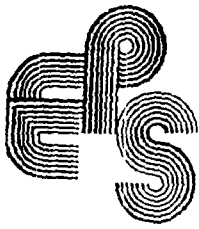


**SUBSURFACE INVESTIGATION  
GEOLOGICAL BORING LOG**

Project Address: Stetson and Lake Project #: 1511-0797  
Technician/Geologist: Harvey D. Pokorny  
Weather Conditions: Dry X Wet \_\_\_\_\_ Snow \_\_\_\_\_ Temp 65  
Boring #: B-1 Date: 9/19/97 Time: 10:45 Location: North

DESCRIPTION OF SOILS	DEPTH	SAMPLE	FID PPM	ODOR
SOD surface	-			No
gravel FILL, white-gray	-			
	-2			
black organic LOAM	-	B-4-2.5'	1.0	No
	-			No
SAND, light brown, well-sorted, dry	-4		0.5	
	-			
Total Depth : 4'	-6			
	-			
	-8			
	-			
	-10			
	-			
	-12			
	-			
	-14			
	-			
	-16			
	-			
	-18			





## **APPENDIX B**

### **Chain of Custody and Laboratory Reports**



COMPANY EPS Environmental Services Inc

ADDRESS 7237 W. Devon Avenue

PHONE 775-792-3090 FAX 792-3091

PROJECT NAME/LOCATION Lake & Stetson

PROJECT NUMBER 1511-0797

PROJECT MANAGER Harvey Polkorny

REPORT TO: EPS

INVOICE TO: EPS

P.O. NO.

NET QUOTE NO.

AMPLIFIED BY

'PRINT NAME) Harvey Pokorny

SIGNATURE

SIGNATURE

### # and Type of Containers

## ANALYSES

To assist us in selecting the proper method

Is this work being conducted for regulatory compliance monitoring?

Yes        No       

Is this work being conducted for regulatory enforcement action?

Yes \_\_\_\_\_ No \_\_\_\_\_

Which regulations apply: RCRA        NPDES Wastewater       

UST \_\_\_\_\_ Drinking Water \_\_\_\_\_

Other \_\_\_\_\_ Bank \_\_\_\_\_

---

## COMMENTS

[illegible]

CONDITION OF SAMPLE: BOTTLES INTACT? YES / NO YES COG SEALS PRESENT AND INTACT? YES / NO YES TEMPERATURE UPON RECEIPT: 4.30°C blue  
FIELD FILTERED? YES / NO NO VOLANTILES FREE OF HEADSPACE? YES / NO NO Bottles supplied by NET? YES / NO NO

**SAMPLE REMAINDER DISPOSAL:** RETURN SAMPLE REMAINDER TO CLIENT VIA \_\_\_\_\_  
I REQUEST NET TO DISPOSE OF ALL SAMPLE REMAINDERS

DATE \_\_\_\_\_

RELINQUISHED BY: <i>H. O. P.</i>	DATE <i>9/19/97</i>	TIME <i>12:45</i>	RECEIVED BY:	RELINQUISHED BY: <i>[Signature]</i>	DATE <i>9/19/97</i>	TIME <i>12:45</i>	RECEIVED FOR NET BY: <i>P. Rasmussen</i>
METHOD OF SHIPMENT <i>NET</i>			REMARKS: <i>9/19/97 13:30</i>				

SEP-29-1937

15:13

NET MIDWEST-PT

708 263 5445

P.11/11



NATIONAL  
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TESTING, INC.

Bartlett Division  
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Bartlett, IL 60103

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Rockford Division  
3548 35th Street  
Rockford, IL 61109

Tel: (815) 874-2171  
Fax: (815) 874-5622  
(800) 807-2877

Mr. Harvey Pokorny  
EPS ENVIRONMENTAL SERVICES  
7237 West Devon Avenue  
Chicago, IL 60631

09/29/1997

NET Job Number: 97.11217

IEPA Cert. No.: 100221  
WDNR Cert. No.: 999447130  
A2LA Cert. No.: 0453-01

Enclosed is the Analytical and Quality Control reports for the following samples submitted to Bartlett Division of NET, Inc. for analysis.

Project Description: Lake Statson - 1511-0797

Sample Number	Sample Description	Date Taken	Date Received
434245	B-1; 1.5'	09/19/1997	09/19/1997
434246	B-2; 3'	09/19/1997	09/19/1997
434247	B-3; 2'	09/19/1997	09/19/1997
434248	B-4; 2.5'	09/19/1997	09/19/1997

Sample analysis in support of the project referenced above has been completed and results are presented on the following pages. These results apply only to the samples analyzed. Reproduction of this report only in whole is permitted. Please refer to the enclosed "Key to Abbreviations" for definition of terms. Procedures used follow NET Standard Operating Procedures which reference the methods listed on your report. Should you have questions regarding procedures or results, please do not hesitate to call. NET has been pleased to provide these analytical services for you.

This Quality Control report is generated on a batch basis. All information contained in this report is for the analytical batch(es) in which your sample(s) were analyzed.

Approved by:

Mary Pearson  
Project Manager



NATIONAL  
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(800) 807-2877

## ANALYTICAL REPORT

Mr. Harvey Pokorny  
EPS ENVIRONMENTAL SERVICES  
7237 West Devon Avenue  
Chicago, IL 60631

09/29/1997

Sample No. : 434245

NET Job No.: 97.11217

Sample Description: B-1; 1.5'  
Lake Stetson - 1511-079''

Date Taken: 09/19/1997  
Time Taken: 09:30

Date Received: 09/19/1997  
Time Received: 13:30

Analyte	Result	Flag	Units	Reporting Limit	Date Analyzed	Analyst Initials	Analytical Method
Solids, Total	89.8		%	0.1	09/22/1997	ttl	2540 (4)
Arsenic, GFAA	4.9		mg/kg	0.50	09/22/1997	mhp	7060 (1)
Barium, ICP	25		mg/kg	1.0	09/24/1997	jtc	6010 (1)
Cadmium, ICP	<0.53		mg/kg	0.50	09/24/1997	jtc	6010 (1)
Chromium, ICP	8.3		mg/kg	2.0	09/24/1997	jtc	6010 (1)
Lead, ICP	61		mg/kg	4.0	09/24/1997	jtc	6010 (1)
Mercury, CVAA	0.40		mg/kg	0.040	09/23/1997	sep	7471A (9)
Selenium, CFAS	<0.23	M+	mg/kg	0.25	09/23/1997	mhp	7740 (1)
Silver, AA	<2.2		mg/kg	2.0	09/23/1997	sep	7760 (1)
Prep Herbs #150 NonAqueous HERBICIDES - #151 NONAQUEOUS	extracted				09/23/1997	ttl	8150 (1)
2,4-D	<20		ug/kg	20	09/24/1997	tlc	8151 (1)
2,4,5-TP (Silvex)	<20		ug/kg	20	09/24/1997	tlc	8151 (1)
Surf: DCAA	25.2		%	0-215	09/24/1997	tlc	8151 (1)

M+ : Analyte quantified by MSA due to low spike recovery.



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## ANALYTICAL REPORT

Mr. Harvey Pokorny  
EPS ENVIRONMENTAL SERVICES  
7237 West Devon Avenue  
Chicago, IL 60631

09/29/1997

Sample No. : 434245

NET Job No.: 97.11217

Sample Description: B-1; 1.5'  
Lake Stetson - 1511-0797

Date Taken: 09/19/1997  
Time Taken: 09:30

Date Received: 09/19/1997  
Time Received: 13:30

Analyte	Result	Flag	Units	Reporting Limit	Date Analyzed	Analyst Initials	Analytical Method
PESTICIDES - 8081		ELV					
Aldrin	<100		ug/kg	2.0	09/27/1997	jgr	8081 (1)
alpha-BHC	<100		ug/kg	2.0	09/27/1997	jgr	8081 (1)
beta-BHC	<100		ug/kg	2.0	09/27/1997	jgr	8081 (1)
gamma-BHC (Lindane)	<100		ug/kg	2.0	09/27/1997	jgr	8081 (1)
delta-BHC	<100		ug/kg	2.0	09/27/1997	jgr	8081 (1)
alpha-Chlordane	<1,000		ug/kg	20	09/27/1997	jgr	
gamma-Chlordane	<1,000		ug/kg	20	09/27/1997	jgr	
4,4'-DDD	<1,000		ug/kg	20	09/27/1997	jgr	8081 (1)
4,4'-DDE	<1,000		ug/kg	20	09/27/1997	jgr	8081 (1)
4,4'-DDT	<200		ug/kg	4.0	09/27/1997	jgr	8081 (1)
Dieldrin	<200		ug/kg	4.0	09/27/1997	jgr	8081 (1)
Endosulfan I	<100		ug/kg	2.0	09/27/1997	jgr	8081 (1)
Endosulfan II	<200		ug/kg	4.0	09/27/1997	jgr	8081 (1)
Endosulfan Sulfate	<200		ug/kg	4.0	09/27/1997	jgr	8081 (1)
Endrin	<200		ug/kg	4.0	09/27/1997	jgr	8081 (1)
Endrin Aldehyde	<1,000		ug/kg	20	09/27/1997	jgr	8081 (1)
Heptachlor	<100		ug/kg	2.0	09/27/1997	jgr	8081 (1)
Heptachlor Epoxide	<100		ug/kg	2.0	09/27/1997	jgr	8081 (1)
Methoxychlor	<1,000		ug/kg	20	09/27/1997	jgr	8081 (1)
Toxaphene	<10,000		ug/kg	200	09/27/1997	jgr	8081 (1)
Decachlorobiphenyl (Surr)	79.0		%	NA	09/27/1997	jgr	8081 (1)
2,4,5,6-TCMX (Surr)	105.0		%	NA	09/27/1997	jgr	8081 (1)

ELV : Elevated reporting limits due to matrix interference.



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## ANALYTICAL REPORT

Mr. Harvey Pokorny  
EPS ENVIRONMENTAL SERVICES  
7237 West Devon Avenue  
Chicago, IL 60631

09/29/1997

Sample No. : 434246

NET Job No.: 97.11217

Sample Description: B-2; 3'  
Lake Stetson - 1511-0797

Date Taken: 09/19/1997  
Time Taken: 09:45

Date Received: 09/19/1997  
Time Received: 13:30

Analyte	Result	Flag	Units	Reporting Limit	Date Analyzed	Analyst Initials	Analytical Method
Solids, Total	85.1		g	0.1	09/22/1997	ccl	2540 (4)
Arsenic, GFAA	24		mg/kg	0.50	09/22/1997	mhp	7060 (1)
Barium, ICP	71		mg/kg	1.0	09/23/1997	jtt	6010 (1)
Cadmium, ICP	1.8		mg/kg	0.50	09/23/1997	jtt	6010 (1)
Chromium, ICP	11		mg/kg	2.0	09/23/1997	jtt	6010 (1)
Lead, ICP	250		mg/kg	4.0	09/23/1997	jtt	6010 (1)
Mercury, CVAA	0.40		mg/kg	0.040	09/23/1997	sep	7471A (9)
Selenium, GFAA	<0.29		mg/kg	0.25	09/23/1997	mhp	7740 (1)
Silver, AA	<2.4		mg/kg	2.0	09/23/1997	sep	7760 (1)
Prep Herbs 8150 NonAqueous	extracted				09/23/1997	bcl	8150 (1)
HERBICIDES - 8151 NONAQUEOUS							
2,4-D	<20		ug/kg	20	09/25/1997	cls	8151 (1)
2,4,5-TF (Silvex)	<20		ug/kg	20	09/25/1997	cls	8151 (1)
Surr: DCAA	38.2		g	0-215	09/25/1997	cls	8151 (1)



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## ANALYTICAL REPORT

Mr. Harvey Pokorny  
EPS ENVIRONMENTAL SERVICES  
7237 West Devon Avenue  
Chicago, IL 60631

09/29/1997

Sample No. : 434246

NET Job No.: 97.11217

Sample Description: B-2; 3'  
Lake Stetson - 1511-0797

Date Taken: 09/19/1997  
Time Taken: 09:45

Date Received: 09/19/1997  
Time Received: 13:30

Analyte	Result	Flag	Units	Reporting Limit	Date Analyzed	Analyst Initials	Analytical Method
PESTICIDES - 8081		ELV					
Aldrin	<200		ug/kg	2.0	09/27/1997	jgr	8081 (1)
alpha-BHC	<200		ug/kg	2.0	09/27/1997	jgr	8081 (1)
beta-BHC	<200		ug/kg	2.0	09/27/1997	jgr	8081 (1)
gamma-BHC (Lindane)	<200		ug/kg	2.0	09/27/1997	jgr	8081 (1)
delta-BHC	<200		ug/kg	2.0	09/27/1997	jgr	8081 (1)
alpha-Chlordane	<2,000		ug/kg	20	09/27/1997	jgr	
gamma-Chlordane	<2,000		ug/kg	20	09/27/1997	jgr	
4,4'-DDD	<2,000		ug/kg	20	09/27/1997	jgr	8081 (1)
4,4'-DDE	<2,000		ug/kg	20	09/27/1997	jgr	8081 (1)
4,4'-DDT	<400		ug/kg	4.0	09/27/1997	jgr	8081 (1)
Dieldrin	<400		ug/kg	4.0	09/27/1997	jgr	8081 (1)
Endosulfan I	<200		ug/kg	2.0	09/27/1997	jgr	8081 (1)
Endosulfan II	<400		ug/kg	4.0	09/27/1997	jgr	8081 (1)
Endosulfan Sulfate	<400		ug/kg	4.0	09/27/1997	jgr	8081 (1)
Endrin	<400		ug/kg	4.0	09/27/1997	jgr	8081 (1)
Endrin Aldehyde	<2,000		ug/kg	20	09/27/1997	jgr	8081 (1)
Heptachlor	<200		ug/kg	2.0	09/27/1997	jgr	8081 (1)
Heptachlor Epoxide	<200		ug/kg	2.0	09/27/1997	jgr	8081 (1)
Methoxychlor	<2,000		ug/kg	20	09/27/1997	jgr	8081 (1)
Toxaphene	<20,000		ug/kg	200	09/27/1997	jgr	8081 (1)
Decachlorobiphenyl (Surr)	Masked		%	NA	09/27/1997	jgr	8081 (1)
2,4,5,6-TCMX (Surr)	96.0		%	NA	09/27/1997	jgr	8081 (1)

ELV : Elevated reporting limits due to matrix interference.



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## ANALYTICAL REPORT

Mr. Harvey Pokorny  
EPS ENVIRONMENTAL SERVICES  
7237 West Devon Avenue  
Chicago, IL 60631

09/29/1997

Sample No. : 434247

NET Job No.: 97.11217

Sample Description: B-3; 2'  
Lake Stetson - 1511-0797

Date Taken: 09/19/1997  
Time Taken: 10:00

Date Received: 09/19/1997  
Time Received: 13:30

Analyte	Result	Flag	Units	Reporting Limit	Date Analyzed	Analyst Initials	Analytical Method
PESTICIDES - 8081		ELV					
Aldrin	<200		ug/kg	2.0	09/28/1997	jgr	8081 (1)
alpha-BHC	<200		ug/kg	2.0	09/28/1997	jgr	8081 (1)
beta-BHC	<200		ug/kg	2.0	09/28/1997	jgr	8081 (1)
gamma-BHC (Lindane)	<200		ug/kg	2.0	09/28/1997	jgr	8081 (1)
delta-BHC	<200		ug/kg	2.0	09/28/1997	jgr	8081 (1)
alpha-Chlordane	<2,000		ug/kg	20	09/28/1997	jgr	8081 (1)
gamma-Chlordane	<2,000		ug/kg	20	09/28/1997	jgr	8081 (1)
4,4'-DDE	<2,000		ug/kg	20	09/28/1997	jgr	8081 (1)
4,4'-DDE	<2,000		ug/kg	20	09/28/1997	jgr	8081 (1)
4,4'-DDT	<400		ug/kg	4.0	09/28/1997	jgr	8081 (1)
Dieldrin	<400		ug/kg	4.0	09/28/1997	jgr	8081 (1)
Endosulfan I	<200		ug/kg	2.0	09/28/1997	jgr	8081 (1)
Endosulfan II	<400		ug/kg	4.0	09/28/1997	jgr	8081 (1)
Endosulfan Sulfate	<400		ug/kg	4.0	09/28/1997	jgr	8081 (1)
Endrin	<400		ug/kg	4.0	09/28/1997	jgr	8081 (1)
Endrin Aldehyde	<2,000		ug/kg	20	09/28/1997	jgr	8081 (1)
Heptachlor	<200		ug/kg	2.0	09/28/1997	jgr	8081 (1)
Heptachlor Epoxide	<200		ug/kg	2.0	09/28/1997	jgr	8081 (1)
Methoxychlor	<2,000		ug/kg	20	09/28/1997	jgr	8081 (1)
Toxaphene	<20,000		ug/kg	200	09/28/1997	jgr	8081 (1)
Decachlorobiphenyl (Surr)	Masked		g	NA	09/28/1997	jgr	8081 (1)
2,4,5,6-TCMX (Surr)	89.0		g	NA	09/28/1997	jgr	8081 (1)

ELV : Elevated reporting limits due to matrix interference.





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## ANALYTICAL REPORT

Mr. Harvey Pokorny  
EPS ENVIRONMENTAL SERVICES  
7237 West Devon Avenue  
Chicago, IL 60631

09/29/1997

Sample No. : 434248

NET Job No.: 97.11217

Sample Description: B-4; 2.5'  
Lake Stetson - 1511-0797

Date Taken: 09/19/1997  
Time Taken: 10:15

Date Received: 09/19/1997  
Time Received: 13:30

Analyte	Result	Flag	Units	Reporting Limit	Date Analyzed	Analyst Initials	Analytical Method
Solids, Total	51.5		%	0.1	09/22/1997	ezl	2540 (4)
Arsenic, CFAA	10		mg/kg	0.50	09/23/1997	mhp	7060 (1)
Barium, ICP	64		mg/kg	1.0	09/23/1997	jtc	6010 (1)
Cadmium, ICP	0.64		mg/kg	0.50	09/23/1997	jtc	6010 (1)
Chromium, ICP	12		mg/kg	2.0	09/23/1997	jtc	6010 (1)
Lead, ICP	200		mg/kg	4.0	09/23/1997	jtc	6010 (1)
Mercury, CVAA	0.95		mg/kg	0.040	09/23/1997	sep	7471A (9)
Selenium, GFAA	0.30		mg/kg	0.25	09/23/1997	mhp	7740 (1)
Silver, AA	<2.2		mg/kg	2.0	09/23/1997	sep	7760 (1)
Prep Herbs #150 NonAqueous HERBICIDES - #151 NONAQUEOUS	extracted				09/23/1997	bt1	8150 (1)
2,4-D	<20		ug/Kg	20	09/25/1997	tlb	8151 (1)
2,4,5-TP (Silvex)	<20		ug/Kg	20	09/25/1997	tlb	8151 (1)
Surr: DCAA	127.2		%	0-215	09/25/1997	tlb	8151 (1)



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(800) 807-2877

## ANALYTICAL REPORT

Mr. Harvey Pokorny  
EPS ENVIRONMENTAL SERVICES  
7237 West Devon Avenue  
Chicago, IL 60631

09/29/1997

Sample No. : 434248

NET Job No. : 97.11217

Sample Description: B-4; 2.5'  
Lake Stetson - 1511-0797

Date Taken: 09/19/1997  
Time Taken: 10:15

Date Received: 09/19/1997  
Time Received: 13:30

Analyte	Result	Flag	Units	Reporting Limit	Date Analyzed	Analyst Initials	Analytical Method
PESTICIDES - 9081		ELV					
Aldrin	<100		ug/kg	2.0	09/28/1997	jgr	9081 (1)
Alpha-BHC	<100		ug/kg	2.0	09/28/1997	jgr	9081 (1)
Beta-BHC	<100		ug/kg	2.0	09/28/1997	jgr	9081 (1)
Gamma-BHC (Lindane)	<100		ug/kg	2.0	09/28/1997	jgr	9081 (1)
Delta-BHC	<100		ug/kg	2.0	09/28/1997	jgr	9081 (1)
Alpha-Chlordane	<1,000		ug/kg	20	09/28/1997	jgr	
Gamma-Chlordane	<1,000		ug/kg	20	09/28/1997	jgr	
1,4'-DDD	<1,000		ug/kg	20	09/28/1997	jgr	9081 (1)
1,4'-DDE	<1,000		ug/kg	20	09/28/1997	jgr	9081 (1)
1,4'-DDT	<200		ug/kg	4.0	09/28/1997	jgr	9081 (1)
Dieldrin	<200		ug/kg	4.0	09/28/1997	jgr	9081 (1)
Endosulfan I	<100		ug/kg	2.0	09/28/1997	jgr	9081 (1)
Endosulfan II	<200		ug/kg	4.0	09/28/1997	jgr	9081 (1)
Endosulfan Sulfate	<200		ug/kg	4.0	09/28/1997	jgr	9081 (1)
Endrin	<200		ug/kg	4.0	09/28/1997	jgr	9081 (1)
Endrin Aldehyde	<1,000		ug/kg	20	09/28/1997	jgr	9081 (1)
Heptachlor	<100		ug/kg	2.0	09/28/1997	jgr	9081 (1)
Heptachlor Epoxide	<100		ug/kg	2.0	09/28/1997	jgr	9081 (1)
Methoxychlor	<1,000		ug/kg	20	09/28/1997	jgr	9081 (1)
Toxaphene	<10,000		ug/kg	200	09/28/1997	jgr	9081 (1)
Decachlorobiphenyl (Surr)	99.0		%	NA	09/28/1997	jgr	9081 (1)
2,4,5,6-TCMX (Surr)	99.0		%	NA	09/28/1997	jgr	9081 (1)

ELV : Elevated reporting limits due to matrix interference.

12-02-97 02:32 PM

DEC-01-97 12:02 From:

1478

P.02

Job-057



environmental services, inc.

**PHASE III LIMITED SUBSURFACE INVESTIGATION**

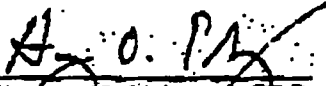
Vacant Land - Northwest Corner of East Lake Street and North Station Avenue  
Chicago, Illinois

*Prepared For:*

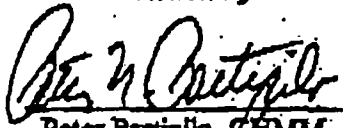
Ms. Linda A. Nagle  
Senior Vice President  
F & F Realty, Ltd.  
5005 West Touhy Avenue, Suite 200  
Chicago, Illinois 60677-3595

*Prepared By:*

EPS Environmental Services, Inc.  
7237 West Devon Avenue  
Chicago, Illinois 60631

  
Harvey D. Pokorny, CPG  
Technical Director

*Reviewed By:*

  
Peter Partipilo, CEMM  
Senior Environmental Specialist

Project Number:  
1654-1097

November 4, 1997

7237 West Devon Avenue • Chicago, Illinois 60631  
[773] 782-3080 Fax [773] 782-3081



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## FIGURE

Figure 1 - Boring Location Map

## APPENDICES

Appendix A - Geologic Soil Boring Logs

Appendix B - Chain of Custody and Laboratory Reports

DEC-01-97 12:02 From:

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## 1.0 GENERAL

This Report presents the findings and conclusions of the Phase III Limited Subsurface Investigation (Phase III Subsurface Investigation) conducted at a vacant parcel of land located at the northwest corner of East Lake Street and North Stetson Avenue, Chicago, Illinois (the Property).

### 1.1 Authorization

Authorization to perform the Phase III Subsurface Investigation was given by acceptance of EPS Environmental Services, Inc.'s (EPS Environmental) Proposal number 1654-1097, dated October 3, 1997 by Ms. Linda Nagle of F & F Realty, Ltd. (Client).

### 1.2 Background

A Phase I Environmental Property Assessment (Phase I), performed by EPS Environmental, dated July 7, 1997 revealed historical Property use included railroad operations which were conducted on former tracks located on the eastern portion of the Property. A Phase II Limited Subsurface Investigation, performed by EPS Environmental, dated October 3, 1997, identified lead in shallow subsurface soil in the northeast central portion of the Property. EPS Environmental was informed by the Client that future development plans for the Property involve removing surface soil prior to construction of a residential building. Based on the results of the Phase II Investigation, it was determined that further investigation was needed to insure that concentrations of lead in shallow soil would not be considered hazardous and/or present a threat to construction workers. The Phase III Subsurface Investigation was structured to delineate the extent and concentration of lead in shallow soils.

### 1.3 Purpose

The purpose of the Phase III Subsurface Investigation was to obtain representative soil samples to screen for the presence of lead in the areas of the Property adjacent to the location of former soil boring B-3, conducted during the Phase II Investigation, to ensure future construction worker safety and address applicable soil disposal requirements.

## 2.0 SAMPLING PROCEDURE

On October 27, 1997, EPS Environmental conducted five soil borings (B-1 through B-5) to depths of four feet, adjacent to the location of previous soil boring B-3, conducted during the Phase II Investigation. Soil Investigators, Inc. of Chicago, Illinois, was employed by EPS Environmental to advance the soil borings under the direction and supervision of Mr. Harvey D. Pokorny, CPG,



Technical Director. Soil borings are indicated on the Boring Location Map (Figure 1), which can be found following the text of this Report.

## 2.1 Field Activities

Soil borings were conducted following recommended practices for thin-wall probes. A Geoprobe® truck-mounted, hydraulically-powered, percussion/probing device was utilized to advance a two-inch diameter steel drive point to the top of the desired sampling interval. Soil samples were collected by advancing two-inch diameter steel thin wall probe samplers. Samplers were attached to the leading end of extension probe rods and driven downward until the desired target depths were reached. After the desired sample interval was obtained, the assembly was extracted, opened and soil samples were collected using a stainless steel trowel.

All down hole sampling equipment was cleaned with hot water and non-alkaline soap between each sampling location. This procedure was used to minimize the possibility of cross contamination. Sampling procedures were performed in accordance with ASTM recommended methods. After sampling was complete, all boreholes were properly abandoned to grade with hydrated bentonite pellets and sealed with concrete or asphalt patch.

One soil sample was collected at each boring location. Based on field observation of soil type, one sample from each boring was placed in a glass sample jar with a Teflon lined plastic lid for laboratory analysis. Since the contaminant of concern (lead) does not readily volatilize, field screening for volatile organic compounds (VOCs) was not performed. All soil samples were examined for visual signs of contamination and for the presence of unusual odors.

## 2.2 Field Observations

No significant or unusual odors were detected in the soil borings. Lithologic descriptions are included on the Geologic Boring Logs (Appendix A). Groundwater was not encountered in the conducted soil borings.

## 3.0 PHYSICAL SETTING

### 3.1 Topography

According to the U.S. Geological Survey 7.5 Minute Series Topographic Map, Chicago Loop Quadrangle, the approximate elevation of the Property is 595 feet above mean sea level. The general



topography of the Property and surrounding area gently slopes towards Lake Michigan, 1/4 mile east of the Property.

### 3.2 Soils

According to Illinois State Geological Survey Circular #460, Surficial Geology of the Chicago Region, the Property is located on an area classified as "Made" land. This classification refers to man-made fill; and comprises areas formerly covered by Lake Michigan; largely sand in areas bordering Lake Michigan.

The Property is located within the rating area of M, based on interpretation of the Illinois State Geological Survey Circular #532, Potential for Contamination of Shallow Aquifers from Land Burial of Municipal Wastes. The rating denotes the capacities of earth material to accept, transmit, restrict or remove contaminants from waste effluent. In general, an M rating area denotes "made" land (fill material), and, due to variability in the fill the capacity of the earth material cannot be estimated.

### 3.3 Geologic Profile

Based on soil borings conducted in this investigation, the general geologic profile of the Property consists of approximately two to four feet of fill, underlain by golden brown to light gray well-sorted sand to at least 4 feet below grade.

## 4.0 LABORATORY ANALYSES

### 4.1 Analytical Program

One representative sample was selected from each soil boring and submitted for laboratory analysis. Each soil sample was placed into a discrete four-ounce glass jar, allowing for no headspace, and sealed with a Teflon-lined plastic lid. These samples were chilled and transported under chain of custody to National Environmental Testing, Inc. of Barden, Illinois. See Appendix B for Chain of Custody Record.

Soil samples were analyzed for total and toxicity characteristic leaching procedure (TCLP) lead, the indicator contaminant of concern, using appropriate USEPA methodology in accordance with SW-846, Third Edition, Test Methods for Evaluating Solid Waste.



#### 4.2 Evaluation of Laboratory Results

To assess potential detrimental environmental impacts, the Illinois Environmental Protection Agency (IEPA) Tiered Approach to Corrective Action Objectives (TACO) Tier 1 soil remediation objective values were used as a guideline for qualifying the concerns associated with soil contamination. Soil remediation objectives (SROs) are numerical concentration goals for contaminated soil. The TACO SROs apply to sites where the IEPA has requested or forced remedial actions, or to sites where voluntary cleanups have been initiated under IEPA supervision.

To apply TACO Tier 1 SROs, there are three evaluated primary human exposure routes that include ingestion, inhalation, and the potential to contaminate groundwater. The ingestion exposure route applies to contaminant concentrations above TACO Tier 1 SROs within the first three feet below the land surface. The inhalation exposure route applies to contaminant concentrations above TACO Tier 1 SROs within the first ten feet below the land surface. The potential to contaminate groundwater is further separated into two objectives dependent on Class I or Class II groundwater designation. It should be noted, as the City of Chicago has an ordinance prohibiting potable groundwater wells within the city, the pathway to groundwater SROs can be excluded from further evaluation.

Subsection 742.225 of TACO allows for averaging of sample results for inorganic constituents to determine compliance with Tier 1 SROs. If the average of sample analytical results obtained from the same stratigraphic interval is below Tier 1 SROs, no remedial action is required.

#### 4.3 Analytical Results

Laboratory results of representative soil samples collected from borings B-1 and B-5 detected total concentrations of lead above the TACO Tier 1 SRO ingestion pathway for residential properties. Total lead concentrations in Borings B-2, B-3, and B-4 were below TACO Tier 1 SROs. TCLP lead concentrations were significantly (>2 orders of magnitude) less than the hazardous definition for lead in non-wastewater materials. Data from the Phase II and Phase III Subsurface Investigations are summarized on the following table:



DEC-01-97 12:03 From:

B478660000

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**LEAD SOIL SAMPLE ANALYTICAL RESULTS**  
**Vacant Property**  
**Stetson and East Lake Street, Chicago, Illinois**

Sample ID	Value in ppm	
Phase III B-1 @ 2'	Residential SRO	Total Lead
Phase III B-2 @ 2'	N/A	408
Phase III B-3 @ 2'	N/A	97
Phase III B-4 @ 3'	N/A	81
Phase III B-5 @ 2'	N/A	513
Phase II B-1 - 1.5' (9/97)	-	81
Phase II B-2 - 3' (9/97)	-	250
Phase II B-3 - 2' (9/97)	-	1600
Phase II B-4 - 2.5' (9/97)	-	200
<b>AVERAGE</b>	-	<b>396</b>

**Bold** - Exceeds Tier I Residential SRO, based on TACO Tier 1, 35 IAC 742, Appendix B

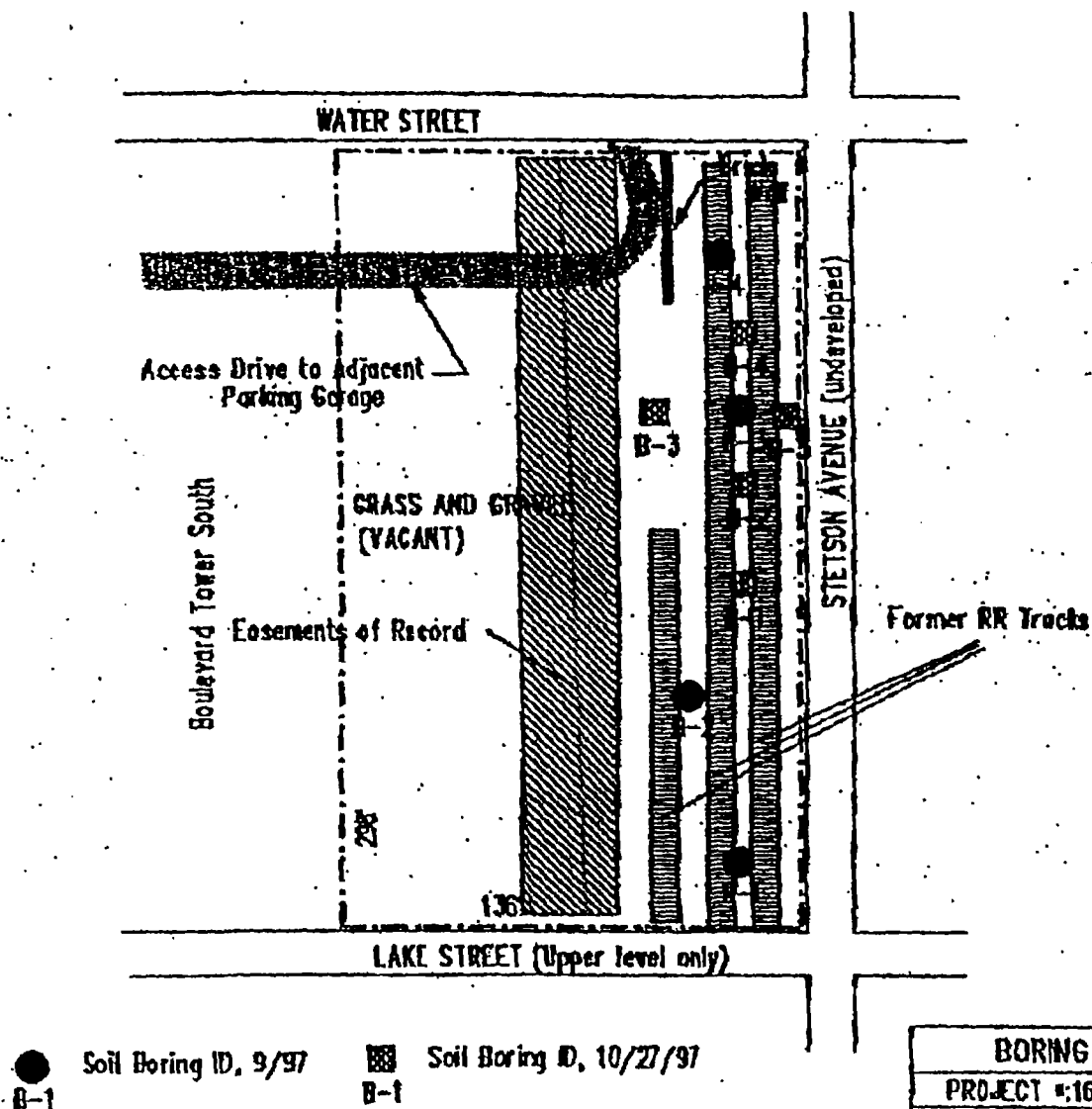
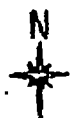
N/A = Not applicable

- = Not analyzed

See Appendix B for Laboratory Analytical Results

See Figure 1 for sample locations

Prepared by EPS Environmental Services, Inc.



BORING LOCATION MAP	
PROJECT #1654-1097	NOT TO SCALE
NORTHWEST CORNER OF LAKE & STETSON CHICAGO, ILLINOIS	

12-02-97 02:32 PM

P14

DEC-01-97 12:05 From:

8478-00000

8473822499 P.11/27 Job-057



# SUBSURFACE INVESTIGATION GEOLOGICAL BORING LOG

Project Address: Lake & StationProject # 1654-1097Technician/Geologist: Harvey D. PokornyWeather Conditions: Dry X Wet \_\_\_\_\_ Snow \_\_\_\_\_ Temp 35Boring # B-2 Date: 10/27/97 Time: 10:00 Location See Boring Location Map

Soil Description	Depth (ft)	Boring	Soil Type	Notes
Sod Surface Gravel FILL to 1.5'	-			No
Black FILL, dry	-2	B-2-2'		
SAND, brown, well-sorted, dry	-4			No
Total Depth: 4'	-			
*FID instrument not applicable, no FID screening values available.	-6			
	-8			
	-10			
	-12			
	-14			
	-16			
	-18			

12-02-97 02:32 PM

DEC-01-87 12:08 From:

8471

8479520498 P.10/27 Job-057



# SUBSURFACE INVESTIGATION GEOLOGICAL BORING LOG

Project Address: Lake & Stetson Project # 1654-1097  
 Technician/Geologist: Harvey D. Pokorny  
 Weather Conditions: Dry X Wet      Snow      Temp 35  
 Boring # B-3 Date: 10/27/97 Time: 10:30 Location See Boring Location Map

DESCRIPTION	DEPTH (ft)	DIAMETER (in)	WATER LEVEL (ft)	REMARKS
Sod Surface	0			
Gravel FILL to 1.5'	1.5			No
Black FILL, dry	2	B-3-2'		
SAND, brown, well-sorted, dry	4			No
Total Depth: 4'	4			
*FID instrument not applicable, no FID screening values available.	6			
	8			
	10			
	12			
	14			
	16			
	18			

DEC-01-97 12:06 From:

B479828498

P.10/27 Job-087



# SUBSURFACE INVESTIGATION GEOLOGICAL BORING LOG

Project Address: Lake & StetsonProject # 1654-1097Technician/Geologist: Harvey D. PokornyWeather Conditions: Dry X Wet \_\_\_\_\_ Snow \_\_\_\_\_ Temp 35Boring # B-5 Date: 10/27/97 Time: 10:45 Location See Boring Location Map

DEPTH (Feet)	DIAMETER (Inches)	SOIL TYPE	WATER CONTENT (%)	REMARKS
0.0		Soil Surface		
0.0 - 1.5		Gravel FILL to 1.5'		No
1.5 - 2.0		Black FILL, dry		B-3-2'
2.0 - 4.0		SAND, brown, well-sorted, dry		No
4.0 - 5.0		Total Depth: 4'		
5.0 - 6.0		*FID instrument not applicable, no FID screening values available.		
6.0 - 8.0				
8.0 - 10.0				
10.0 - 12.0				
12.0 - 14.0				
14.0 - 16.0				
16.0 - 18.0				

12-02-97 02:32 PM

DEC-01-97 12:08 From:

8473

8473820498 P.20/27 Job-057

8473820498 P.01/08



**NATIONAL  
ENVIRONMENTAL  
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230 West Barnett Rd.  
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Mr. Harvey Pokorny  
EPS ENVIRONMENTAL SERVICES  
7237 West Devon Avenue  
Chicago, IL 60631

10/31/1997

NET Job Number: 97.12908

IEPA Cert. No.: 100221  
WDNR Cert. No.: 999447130  
A2LA Cert. No.: 0453-01

Enclosed is the Analytical and Quality Control reports for the following samples submitted to Bartlett Division of NET, Inc. for analysis.

Project Description: Lake & Statson, 1654-1097

Sample Number	Sample Description	Date Taken	Date Received
440736	B-1/2'	10/27/1997	10/28/1997
440737	B-2/2'	10/27/1997	10/28/1997
440738	B-3/2'	10/27/1997	10/28/1997
440739	B-4/2'	10/27/1997	10/28/1997
440740	B-5/2'	10/27/1997	10/28/1997

Sample analysis in support of the project referenced above has been completed and results are presented on the following pages. These results apply only to the samples analyzed. Reproduction of this report only in whole is permitted. Please refer to the enclosed "Key to Abbreviations" for definition of terms. Procedures used follow NET Standard Operating Procedures which reference the methods listed on your report. Should you have questions regarding procedures or results, please do not hesitate to call. NET has been pleased to provide these analytical services for you.

This Quality Control report is generated on a batch basis. All information contained in this report is for the analytical batch(es) in which your sample(s) were analyzed.

Approved by:

*Mary Pearson*

Mary Pearson  
Project Manager

12-02-97 02:32 PM

P18

DEC-01-97 12:08 From:

8473000000

8473823498 P.21/27 Job-087

NET 10144.51 B1



**NATIONAL  
ENVIRONMENTAL  
TESTING, INC.**

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880 West Bartlett Rd.  
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Rockford, IL 61109  
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Fax: (815) 874-5822  
(800) 807-8477

## ANALYTICAL REPORT

Mr. Harvey Pokorny  
EPS ENVIRONMENTAL SERVICES  
7237 West Devon Avenue  
Chicago, IL 60631

10/31/1997

Sample No. : 440736

NET Job No. : 97.12908

Sample Description: 8-1/2'  
Lake & Station; 1654-1097

Date Taken: 10/27/1997  
Time Taken: 10:15

Date Received: 10/28/1997  
Time Received: 13:42

Analyte	Result	Plan	Units	Reporting Initials	Date Analyzed	Analyte Initials	Analytical Method
Solids, Total	76.9		g	C.B.	10/28/1997	htl	2340 (4)
TCLP Metals Extraction	leached				10/31/1997	cmg	4311 (1)
Lead, TSP	0.38		ug/kg	A.B.	10/31/1997	jsa	6064 (2)
TCLP-Lead, GPAA	0.0147		ug/g	A.B.	10/31/1997	jsa	7421 (1)

12-02-97 02:32 PM

8478666666

DEC-01-97 12:06 From: 10/22/97 Job-057

DEC-01-97 12:06 From:

10/22/97

10/22/97



NATIONAL ENVIRONMENTAL TESTING, INC.

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Fax: (815) 874-8522  
(800) 807-2577

ANALYTICAL REPORT

Mr. Harvey Pokorny  
EPS ENVIRONMENTAL SERVICES  
7237 West Devon Avenue  
Chicago, IL 60631

10/31/1997  
Sample No.: 440737  
NET Job No.: 97.12908

Sample Description: B-2/2'  
Lake & Stetson; 1654-1097

Date Taken: 10/27/1997  
Time Taken: 10:00

Date Received: 10/28/1997  
Time Received: 13:42

Analyte	Result	Flag	Units	Reporting Limit	Date Analyzed	Analyst Initials	Analytical Method
Solids, Total	78.3		%	0.1	10/28/1997	etl	2540 (4)
HCLB Metals Extraction	leached				10/28/1997	eng	2721 (1)
Lead, ICP	330		mg/kg	4.0	10/31/1997	jtc	6020 (1)
Vanadium, GFAA	0.0167		mg/L	0.0050	10/31/1997	jtc	7421 (1)



DEC-01-97 12:07 From:

B478

P.21/77 Job-057

12/01/1997 13:41

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(800) 607-2877

## ANALYTICAL REPORT

Mr. Harvey Pokorny  
EPS ENVIRONMENTAL SERVICES  
7237 West Devon Avenue  
Chicago, IL 60631

10/31/1997

Sample No. : 440738

NET Job No.: 97.12908

Sample Description: B-3/2  
Lake & Stetson, 1654-1097

Date Taken: 10/27/1997  
Time Taken: 10:30

Date Received: 10/28/1997  
Time Received: 13:42

Analyte	Result	Flag	Units	Reporting Limit	Date Analyzed	Analyst Initials	Analysis Method
Solids, Total	44.7		%	0.1	10/29/1997	atl	2540 (4)
TCLP Metals Extraction	leached				10/29/1997	cmg	1311 (1)
Lead, ICP	97		mg/kg	4.0	10/31/1997	jcc	8418 (1)
TCLP-Lead, GPAA	0.0131		mg/L	0.0050	10/31/1997	jcc	7421 (1)

DEC-01-97 12:07 From:

8478

8479822490 P.24/27 Job-087

12/01/1997 11:41

12/01/1997 11:41

12/01/1997 11:41



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Fax: (815) 874-6822  
(800) 887-2877

## ANALYTICAL REPORT

Mr. Harvey Pokorny  
EPS ENVIRONMENTAL SERVICES  
7237 West Devon Avenue  
Chicago, IL 60631

10/31/1997

Sample No.: 440739

NET Job No.: 97.12908

Sample Description: B-4/2'  
Lake & Stetson; 1554-1097

Date Taken: 10/27/1997  
Time Taken: 10:45

Date Received: 10/28/1997  
Time Received: 13:42

Analyte	Result	Flag	Units	Reporting Limit	Date Analyzed	Analyst Initials	Analysis Method
Solids, Total	95.8			0.2	10/28/1997	skj	2840 (1)
TCLP Metals Extraction	leached				10/28/1997	skj	1312 (2)
Lead, TCLP	61		mg/kg	1.0	10/31/1997	jac	6030 (2)
TCLP-Lead, GF/A	0.146		mg/L	0.0050	10/31/1997	jcc	7421 (2)

DEC-01-87 12:07 From:

847844490

847844490 P.25/27 Job-057

12-01-1997 17:40

1211114-557 11

P.00 120



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TESTING, INC.**

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860 West Bartlett Rd.  
Bartlett, IL 60103  
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Rockford Division  
3548 35th Street  
Rockford, IL 61108  
Tel: (815) 874-2171  
Fax: (815) 874-6822  
(800) 807-2877

## ANALYTICAL REPORT

Mr. Harvey Pokorny  
EPS ENVIRONMENTAL SERVICES  
7237 West Devon Avenue  
Chicago, IL 60631

10/31/1997

Sample No. : 440740

NET Job No.: 97.12908

Sample Description: B-5/2'  
Lake & Stetson, 1654-1097

Date Taken: 10/27/1997  
Time Taken: 10:40

Date Received: 10/28/1997  
Time Received: 13:42

Analyte	Result	Flag	Units	Reporting Limit	Date Analyzed	Analyst Initials	Analytical Method
solids, Total	78.4			0.1	10/29/1997	vel	2440 (4)
TCLP Metals Extractions	leached				10/29/1997	amy	3321 (4)
Lead, MCP	833		ug/g	6.0	10/31/1997	jct	6010 (3)
TCLP-Lead, GPAA	0.037		ug/L	0.0030	10/31/1997	zmp	7421 (1)

DEC-01-97 12:07 From:

8478

8478820490 P.25/27 Job-087

12/01/97 12:07

12/01/97 12:07

12/01/97 12:07

MET Midwest, Bartlett Division

## KEY TO ABBREVIATIONS AND METHOD REFERENCES

- < : Less than. When appearing in the results column indicates the analyte was not detected at or above the reported value.
- mg/L : Concentration in units of milligrams of analyte per liter of sample. Measurement used for aqueous samples. Can also be expressed as parts per million (ppm).
- mg/g : Concentration in units of milligrams of analyte per gram of sample. Measurement used for non-aqueous samples. Can also be expressed as parts per million (ppm) or mg/Kg.
- ug/L : Concentration in units of micrograms of analyte per liter of sample. Measurement used for aqueous samples. Can also be expressed as parts per billion (ppb).
- ug/kg : Concentration in units of micrograms of analyte per kilogram of sample. Measurement used for non-aqueous samples. Can also be expressed as parts per billion (ppb).
- TCLP : These initials appearing in front of an Analyte name indicate that the Toxicity Characteristic Leaching Procedure (TCLP) was performed for this test.
- Surrogate : These initials are the abbreviation for surrogate. Surrogates are compounds that are chemically similar to the compounds of interest. They are part of the method quality control requirements.
- % : Percent. To convert ppm to %, divide the result by 10,000.  
To convert % to ppm, multiply the result by 10,000.
- ICP : Indicates analysis was performed using Inductively Coupled Plasma Spectroscopy.
- AA : Indicates analysis was performed using Atomic Absorption Spectroscopy.
- GFAA : Indicates analysis was performed using Graphite Furnace Atomic Absorption Spectroscopy.
- ROL : Practical Quantitation Limit; the lowest level that can be reliably achieved within specified limits of precision and accuracy during routine laboratory operating conditions.

## Method References

- (1) Methods 1000 through 1999, see "Test Methods for Evaluating Solid Waste", USEPA SW-846, 2nd Edition, 1986.
- (2) ASTM "American Society for Testing Materials"
- (3) Methods 100 through 999, see "Methods for Chemical Analysis of Water and Wastes", USEPA, 600/4-73-030, Rev. 1983.
- (4) See "Standard Methods for the Examination of Water and Wastewater", 17th Ed., APHA, 1985.
- (5) Methods 600 through 699, see "Guidelines Establishing Test Procedures for the Analysis of Pollutants", USEPA Federal Register Vol. 49 No. 209, October 1984.
- (6) Methods 800 through 899, see "Methods for the Determination of Organic Compounds in Drinking Water", USEPA 600/4-88/039, Rev. 1988.
- (7) See "Methods for the Determination of Metals in Environmental Samples", Supplement 2 EPA-800/3-84/013, May 1984.
- (8) See "Standard Methods for the Examination of Water and Wastewater", 18th Ed., APHA, 1992.
- (9) Methods 1000 through 1999, see "Test Methods for Evaluating Solid Waste", USEPA SW-846, 2nd Edition, 1986, including Updates I and II.
- (10) This method is from the 2nd Edition of "Test Methods for Evaluating Solid Waste", USEPA SW-846. It has been dropped from the 2nd Edition, 1986.



**NATIONAL  
ENVIRONMENTAL  
TESTING, INC.**

## CHAIN OF CUSTODY RECORD

COMPANY EPS Environmental Services Inc.  
ADDRESS 7257 W. Devon Avenue  
PHONE 773-792-3096 FAX 792-3091  
PROJECT NAME/LOCATION Lake & Stetson  
PROJECT NUMBER 1654-1007  
PROJECT MANAGER Howard Pokorny

REPORT TO:

FA

**INVOICE TO:**

**EPJ**

FOUO

**NET QUOTE NO.****INSPIRED BY**

NAME  
DATE

Harvey Polking

SECRET  
X-1  
SECRET

SIGNATURE *[Signature]*  
 SIGNATURE *[Signature]*

[illegible]

CONDITION OF SAMPLE: BOTTLES INTACT? YES/NO  
FIELD FILTERED? YES/NO 12/14

COC SEALS PRESENT AND INTACT YES TWO N/A  
VOLATILES FREE OF HEADSPACE YES TWO

TEMPERATURE UPON RECEIPT: -0.2°C blue  
 Bottles sealed by NETT YES/NO

**SAMPLE REMAINDER DISPOSAL:** RETURN SAMPLE REMAINDER TO CLIENT VIA \_\_\_\_\_  
I REQUEST NOT TO DISPOSE OF ALL SAMPLE REMAINDERS

DATE \_\_\_\_\_

RECORDED BY  
J. G. P.  
UNITED STATES

DATE  
10/28

TIME  
11:15

RECEIVED BY

## NEWARK

**UNRESTAINTED BY:**

DONE  
V8-2

TIME	
------	--

NECESSARY FOR NET WT:

10/7/97 15:42

12-02-97 02:32 PM

DEC-01-97 12:05 From:

P25

8478

8479828498

P.13/27 Job-057



**APPENDIX A**  
**Geologic Boring Logs**

DEC 2 '97 15:44

PAGE 025

DEC-01-97 12:04 FROM:

8478

8479320498 P.11/27 Job-087



**FIGURE 1**

**Boring Location Map**

12-02-97 02:32 PM

P27

DEC-01-97 12:06 From: ..

1473000000 : 04/04/97 P.12/27 Job-057



## APPENDIX B

### Chain of Custody and Laboratory Reports



DEC-01-97 12:06 From:

B4786493

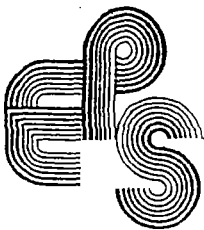
B478628493 P.17/27 Job-857



# SUBSURFACE INVESTIGATION GEOLOGICAL BORING LOG

Project Address: Lake & StationProject # 1654-1097Technician/Geologist: Harvey D. PokornyWeather Conditions: Dry X Wet \_\_\_\_\_ Snow \_\_\_\_\_ Temp 35Boring #: B-4 Date: 10/27/97 Time: 10:55 Location See Boring Location Map

DEPTH (Feet)	SOIL TYPE	WATER	GROUNDWATER	REMARKS
Sod Surface				
Gravel FILL to 1.5'	-			No
Black FILL, dry	-2	B-4-2'		
	-			
FILL w/red brick fragments	-4			No
	-			
Total Depth: 4'	-			
*FID instrument not applicable, no FID screening values available.	-6			
	-			
	-8			
	-			
	-10			
	-			
	-12			
	-			
	-14			
	-			
	-16			
	-			
	-18			



environmental services, inc.

## PHASE I ENVIRONMENTAL PROPERTY ASSESSMENT

Vacant Land – Northwest Corner of East Lake Street and North Stetson Avenue  
Chicago, Illinois

*Prepared For:*

Mr. Dan Novak  
Mark Goodman & Associates  
737 North Michigan Avenue, Suite 2350  
Chicago, Illinois 60611

*Prepared By:*

EPS Environmental Services, Inc.  
7237 West Devon Avenue  
Chicago, Illinois 60631

Samuel T. Bodine  
Senior Project Manager

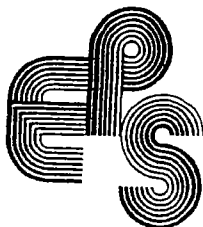
*Reviewed By:*

Peter N. Partipilo, C.H.M.M.  
Senior Environmental Specialist

*Project Number:*

5743-1004

October 28, 2004



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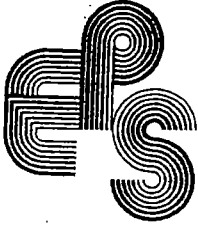
## FIGURES

Figure 1 - Property Location Map

Figure 2 - Property Sketch

## APPENDICES

- Appendix A - Proposal between Client and EPS Environmental
- Appendix B - Photographic Documentation
- Appendix C - Environmental Database Information
- Appendix D - Historical Information and Information Provided by Client
- Appendix E - EPS Environmental Qualifications



## 1.0 SUMMARY

EPS Environmental Services, Inc. (EPS Environmental) has performed a Phase I Environmental Property Assessment (Phase I Assessment) in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-00 of a one (1) acre vacant parcel of land located at the northwest corner of East Lake Street and North Stetson Avenue in Chicago, Cook County, Illinois (Property). Any exceptions to, or deletions from this practice are described in Section 2.3 of this report (Report).

**This Phase I Assessment has revealed evidence of the following recognized environmental condition<sup>1</sup> (REC) and/or historical recognized environmental condition<sup>1</sup> (HREC) in connection with the Property:**

- Concentrations of lead and arsenic are present in Property soil above 35 Illinois Administrative Code Part 742, *Tiered Approach to Corrective Action Objectives* (TACO) Tier 1 soil remediation objective values.

## 2.0 INTRODUCTION

EPS Environmental was retained to conduct the Phase I Assessment of the Property by Mr. Dan Novak with Mark Goodman & Associates (Client).

### 2.1 Purpose

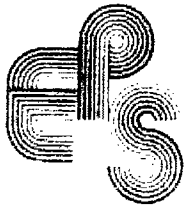
The purpose of the Phase I Assessment was to identify readily apparent, potential sources of environmental liabilities associated with the Property.

### 2.2 Scope of Services

The scope of services agreed upon by the Client and performed by EPS Environmental is consistent with the recommendations set forth in American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments (Standard E 1527-00). Moreover, potential environmental business risks are discussed in this Report, which include asbestos-containing

---

<sup>1</sup> According to ASTM Practice E 1527-00, a recognized environmental condition (REC) means "the presence or likely presence of any hazardous substances or petroleum products on a Property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the Property or into the ground, ground water, or surface water of the Property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws." Moreover, according to the ASTM E 1527-00, a "historical recognized environmental condition" (HREC) is defined as a condition which in the past would have been considered a REC, but which may or may not be considered a REC currently.



material (ACM), lead-based paints, equipment containing hazardous or regulated substances, and radon gas levels.

The scope of services performed by EPS Environmental was set forth in the Proposal between the Client and EPS Environmental, dated October 15, 2004, a copy of which is attached hereto and made a part hereof, as Appendix A.

### **2.3 Limiting Conditions**

A physical walk-through was conducted in readily accessible areas of the Property. Access to several areas of the Property was limited due to the presence of grass, weeds, a parked trailer, and gravel-covered surfaces. Therefore, EPS Environmental cannot render an opinion of areas of underlying surfaces not physically inspected.

As no Plat of Survey was provided for the Property, exact Property boundaries could not be determined and the size of the Property has been estimated.

Any other limiting conditions pertaining to this Phase I Assessment are described in associated sections of this Report.

## **3.0 PROPERTY DESCRIPTION**

### **3.1 Location and Legal Description**

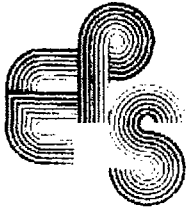
The Property is located at the northwest corner of East Lake Street and North Stetson Avenue, approximately 1.3 mile west of Lake Michigan in the City of Chicago, Cook County, Illinois. The Property is situated in a commercial setting. The legal description for the Property was not provided.

See Figure 1 - Property Location Map, following the text of this Report.

### **3.2 Property Description**

#### **3.2.1 Property Size and Description**

The Property consists of a grass and gravel-covered, approximate one (1) acre parcel of land situated approximately 40 feet below street level. A building foundation was observed extending from the eastern Property boundary towards the center of the Property.



### 3.2.2 Potable Water Source

Although the Property is not currently connected to a water source, the City of Chicago would supply drinking water from Lake Michigan to the Property. The water is collected and treated by the City of Chicago Municipal Water Treatment Plant. According to the Water Department, the water is tested periodically for contaminants and is in compliance with all EPA drinking water regulations, unless a local drinking water advisory has been issued. No potable or groundwater-monitoring wells were reported or observed on the Property.

### 3.2.3 Wastewater/Stormwater Discharge

Wastewater and stormwater run-off within the City of Chicago are discharged into a combined sewer system. Two (2) stormwater sewers, observed on the northwest and southeast corners of the Property, collect stormwater, which is discharged to the combined sewer system. There was no evidence of sheens or unusual odors noted inside or around the sewers. The effluent is collected and treated by the Metropolitan Water Reclamation District (MWRD) of Greater Chicago. No septic systems were reported or observed on the Property at the time of the site reconnaissance.

## **3.3 Current and Past Uses of the Property**

### 3.3.1 Current Uses

The Property is currently undeveloped vacant land with no buildings or structures.

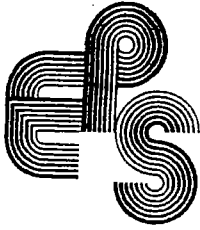
### 3.3.2 Past Uses

According to Sanborn Fire Insurance Maps, from approximately 1906 to 1950 the Property was part of a railroad yard and developed with freight warehouses. It appears that the Property was used for automobile parking in the 1970s and was vacant in the 1980s and 1990s. It should be noted, a structure was located on the southwest corner of the Property in the 1980s and 1990s, however, the usage of the structure is unknown.

See Section 4.3 - for information on the historical use review regarding the Property.

### 3.3.3 Information Provided by Client

The Client provided and authorized information contained in a former *Phase I Environmental Property Assessment* (Former Phase I), dated July 7, 1997 (EPS Environmental Project #: 1472-0697); *Phase II Limited Subsurface Investigation* (Phase II), dated October 3, 1997, (EPS Environmental Project #: 1511-0797); and *Phase III Limited Subsurface Investigation* (Phase III), dated November 4, 1997 (EPS Environmental Project #: 1654-1097), prepared by EPS Environmental Services, Inc., for Ms. Linda A. Nagle, General Counsel, Senior Vice President Development with F & F Realty, Ltd.



### Former Phase I

- *The Former Phase I identified the former use of the Property as a railroad yard and warehouse as a historical recognized environmental condition (HREC) in connection with the Property. Moreover, the Former Phase I recommended a limited subsurface investigation be conducted to determine whether predominant contaminants of concern associated with hazardous materials and/or petroleum are present in Property soil from historical uses and from unknown fill material.*

### Phase II

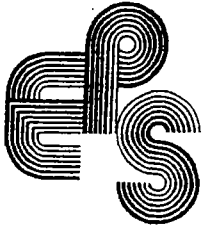
- *The Phase II consisted of four (4) soil borings conducted at random locations on the Property. One (1) sample from each boring location was collected and analyzed for pesticides, herbicides, and RCRA metals, predominant contaminants of concern associated with railroad right-of-ways and unknown fill material.*

*The laboratory results identified varying concentrations of RCRA metals; no concentrations of pesticides or herbicides were identified above laboratory detection limits. The concentrations of arsenic and lead were identified above 35 Illinois Administrative Code Part 742, Tiered Approach to Corrective Action Objectives (TACO) Tier 1 soil remediation objective values (SROs). In addition, lead was detected in soil boring B-3 at concentrations above construction worker ingestion SROs. Based on vertical soil profiles obtained, it appears that these contaminants are contained within the top three feet of fill material.*

### Phase III

- *The purpose of the Phase III Subsurface Investigation was to obtain representative soil samples to screen for the presence of lead in the areas of the Property adjacent to the location of former soil boring B-3, conducted during the Phase II Investigation, to ensure future construction worker safety and address applicable soil disposal requirements.*

*The laboratory analyses performed on the four (4) soil samples obtained at the Property revealed one area with concentrations of lead above TACO Tier 1 residential ingestion soil remediation objectives (SROs). In accordance with Subsection 742.225 of TACO, averaging of lead soil results indicated that the average lead concentration across the Property is below the SRO, and no further remedial action is required. TCLP analysis for leachable lead on the soil samples obtained during this Phase III Subsurface Investigation indicated that concentrations of lead were significantly less than the hazardous characteristic for lead in contaminated soil (>2 orders of magnitude). No further lead testing is recommended.*



*Since concentrations of lead in samples from three soil borings (B-3, Phase II; B-1 and B-5, Phase III) were above construction worker ingestion SROs, EPS Environmental recommends establishment of a construction management zone within 20 feet of these borehole locations. This would involve development of a construction work plan for subgrade work (e.g., utility installation/repair or excavation), including a written worker protection plan made available to outside contractors.*

See Section 7.0 for further discussion

### **3.4 Current and Past Uses of Adjoining Sites**

#### **3.4.1 Current Uses**

The Property is surrounded as follows:

North	East South Water Street High-rise commercial building, 233 North Michigan Avenue
East	Temporary construction storage yard / North Stetson Avenue / Athletics Club Illinois Center, 201 North Stetson Avenue
South	Parking access drive for Prudential Plaza, 150 North Stetson Avenue / East Lake Street
West	Illinois Center, 225 North Michigan Avenue North Michigan Avenue

#### **3.4.2 Past Uses**

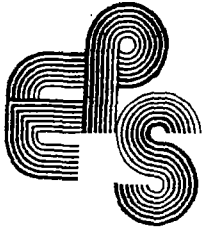
Historically, the surrounding area was part of a railroad and freight warehouse yard. The surrounding area has been developed with commercial office buildings for approximately 50 years.

## **4.0 RECORDS REVIEW**

### **4.1 Physical Setting Sources**

The following sources were reviewed to provide information on the topographic and geologic characteristics of the Property and surrounding area. Additionally, a county radon study was reviewed to provide statistics on the Property's potential radon risk.





#### 4.1.1 U.S. Geological Survey 7.5 Minute Series Topographic Map

According to the Chicago Loop Quadrangle map, the general topography of the area displays an approximate ten (10) foot decrease in elevation within ½ mile east of the Property towards the Chicago Harbor of Lake Michigan.

#### 4.1.2 Illinois State Geological Survey Circular #460, "Surficial Geology of the Chicago Region"

The Property is located on an area classified as "Made" land. This classification refers to man-made fill; and comprises areas formerly covered by Lake Michigan and Lake Calumet; largely sand in areas bordering Lake Michigan and rubbish in areas bordering Lake Calumet.

#### 4.1.3 Illinois State Geological Survey Circular #532, "Potential for Contamination of Shallow Aquifers from Land Burial of Municipal Waste"

The Property is located within the rating area of M. The rating denotes the capacities of earth material to accept, transmit, restrict, or remove contaminants from waste effluent. In general, an M rating area contains man made lands.

#### 4.1.4 Radon Screening Program conducted in September 1990 by the Illinois Department of Nuclear Safety

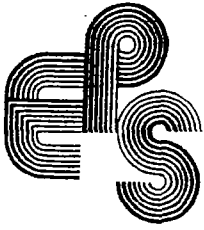
The Property is located in Cook County in which 17% of homes tested had radon levels greater than 4.0 picocuries per liter (pCi/L). The level of 4.0 pCi/L is the standard set by the EPA. An average level of 2.8 pCi/L was detected among the 261 homes screened. This screening data is included as a guide to background conditions, and should not be construed as site-specific data.

### **4.2 Federal and State Environmental Record Sources**

Federal and State databases were reviewed for recorded environmental concerns on the Property and known sites within the Approximate Minimum Search Distance, as designated in the ASTM Standard E 1527-00. Refer to Appendix C - Environmental Database Information, for a copy of Environmental Data Resources Inc. (EDR) report.

#### Property

The Property was not identified on any of the databases reviewed.



## Adjacent Sites

### *North Adjacent Site*

The north adjacent site was identified on the Resource Conservation and Recovery Information System (RCRIS) under the facility names Waterloo Railroad Company, Chicago & Illinois Western Railroad Company, and Illinois Central Railroad, 233 North Michigan Avenue, as a small and large quantity generator of hazardous waste. No outside hazardous waste storage areas or evidence of mishandling or illegal dumping of hazardous waste were readily observed on this site as viewed from the Property and public right-of-ways during the time of the site reconnaissance. Provided the hazardous waste was and continues to be properly handled, this RCRA site should not present a readily apparent environmental concern to the Property.

In addition, this site was identified on the Illinois Environmental Protection Agency (IEPA) Federal Insecticide, Fungicide, & Rodent Act/Toxic Substances Control Act Tracking System. According to the database, the listing refers to a violation of PCB disposal in 1990; however the violation was rectified and should not present a readily apparent environmental concern to the Property.

### *West Adjacent Site*

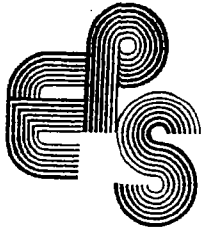
The west adjacent site was identified on the RCRIS under the facility names Gestetner Corporation and B R E Chicago, 225 North Michigan Avenue, as a small quantity generator of hazardous waste. No outside hazardous waste storage areas or evidence of mishandling or illegal dumping of hazardous waste were readily observed on this site as viewed from the Property and public right-of-ways during the time of the site reconnaissance. Provided the hazardous waste was and continues to be properly handled, this RCRA site should not present a readily apparent environmental concern to the Property.

## Remaining Listed Sites

The remaining listed sites were located over 1/8 mile from the Property. Based on the physical distances from the Property and dense urban infrastructure in the area, the remaining listed sites identified within the search distances are not expected to present a readily apparent environmental concern to the Property.

## Un-mappable Sites

Due to inadequate address information, eight (8) un-mappable sites were listed on the database. Using the limited address/name information provided by EDR, coupled with off-site reconnaissance, the un-mappable sites do not appear to be located within a 1/8-mile radius of the Property. As such, based on the assumed distances of the un-mappable sites from the Property and dense urban infrastructure in the area, these sites are not expected to present a readily apparent environmental concern to the Property.



#### 4.3 Historical Use Information

The following reasonably obtainable sources of information were reviewed or contacted to determine the historical uses of the Property. When feasible, information pertaining to the adjacent sites was reviewed.

##### 4.3.1 Sanborn Fire Insurance Maps (Sanborns) - 1903, 1906, 1927, 1950, 1974, 1988, 1990, and 1994, provided by EDR Sanborn, Inc.<sup>b</sup>

The 1903 Sanborn depicts the Property to be developed with two warehouse buildings. The 1906, 1927, and 1950 Sanborns depict the Property as developed with railroad tracks and a freight warehouse. The 1974 Sanborn labeled the Property's usage as a parking lot. The 1988 and 1990 Sanborns depict a majority of the Property as vacant land with no marked usage. The southwest corner of the Property appeared to be developed with a structure, which was interconnected with the site to the west. No underground storage tanks or chemical storage areas were denoted on the Property on the Sanborns reviewed. It should be noted, East Lake Street and North Stetson Avenue did not appear on the 1903, 1906, 1927 and 1950 Sanborns, as they were not yet developed.

The Sanborns were also reviewed for the sites surrounding the Property. The 1903, 1906, 1927, and 1950 Sanborns depict the north, south, east and west surrounding sites as developed with railroad tracks and freight warehouses. The 1974 Sanborn depicts the site to the south as developed with the Prudential office building, and the site to the west as developed with railroad tracks. The 1988 Sanborn depicts the sites to the south and east as vacant land and the Illinois Center to the west. The 1990 and 1994 Sanborns depict the site to the south as developed with a commercial office building, the site to the west as previously identified, and the site to the east as developed with a health club.

See Appendix D - Historical Information for copies of the Sanborn reviewed.

##### 4.3.2 Historical Building Permits, viewed at University of Illinois at Chicago Library

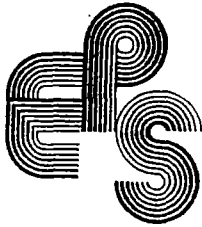
No permits of environmental significance were identified for the Property.

##### 4.3.3 Environmental Records, via Freedom of Information Act (FOIA) request to City of Chicago Department of the Environment (CDOE)

A FOIA request was submitted to the CDOE for information regarding the Property; however a response had not been received at the time of this writing. In the event environmentally significant

---

<sup>b</sup> With the exception of the 1903 and 1927 Sanborns, the sites to the north, across East South Water Street, were not depicted on the Sanborns reviewed. In addition, the sites to the east, across North Stetson Avenue were not depicted on the 1974 Sanborn. Therefore, these sites are not included in this review.



information is received that would alter the Findings and Conclusions of this Report, it will be forwarded promptly.

#### 4.3.4 Zoning, via telephone interview with the City of Chicago Zoning Department

According to a representative of the Department, the Property is zoned RBPD-70, residential business planned development.

Based on the historical information reviewed, it appears the Property has been utilized as a railroad/warehouses, an automobile parking lot, and later as vacant land. Therefore, in the opinion of EPS Environmental, additional historical sources are not required to be reviewed.

### **5.0 INTERVIEWS**

The following individual was interviewed for specialized knowledge concerning the Property. The relevant information provided by this individual has been incorporated in the appropriate Sections of this Report.

Mr. Dan Novak (Client) - Property representative - Interviewed by EPS Environmental via telephone.

### **6.0 SITE RECONNAISSANCE**

The site reconnaissance was conducted on October 26, 2004 at approximately 12:00 p.m., by Ms. Lisa Skaryd, Environmental Specialist for EPS Environmental (Appendix D). The site reconnaissance was initiated by observing the Property and adjacent sites from public thoroughfares and concluded by walking the Property boundaries. Photographic documentation of significant environmental features has been included as Appendix B.

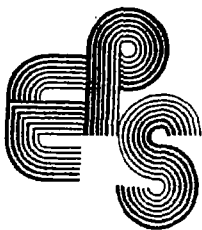
The weather conditions were cloudy with a temperature of approximately 60 degrees Fahrenheit and winds of approximately five (5) miles per hour from the south. The ground surfaces were dry.

#### **6.1 Underground Storage Tanks (USTs)**

No equipment typically associated with USTs was observed.

#### **6.2 Aboveground Storage Tanks (ASTs)/Storage Drums/Containers**

No ASTs, storage drums, or unidentified containers were observed on the Property during the on-site inspection.



### **6.3 Stained Surfaces/Stressed Vegetation**

No signs of stained surfaces or stressed vegetation were observed on the Property.

### **6.4 Stormwater**

Stormwater is managed by two (2) stormwater sewers located on the Property. No petroleum sheens were observed or unusual odors noted emanating from the sewers

### **6.5 Waste Disposal Practices**

Solid waste is not currently generated from the Property. No evidence of deliberate dumping of waste materials was observed on the Property.

### **6.6 Polychlorinated Biphenyls (PCBs)**

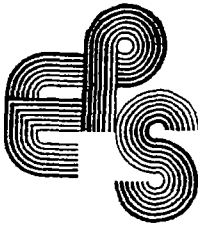
No transformers or other equipment that may contain PCBs were identified on the Property.

### **6.7 Air Quality**

No unusual odors were noticed emanating from the Property.

### **6.8 Observations of Surrounding Properties**

No visually recognizable environmental concerns were identified on the adjacent sites as observed from the Property and public right-of-ways.



## 7.0 FINDINGS AND CONCLUSIONS

EPS Environmental Services, Inc. has performed a Phase I Environmental Property Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-00 for the Property. Any exceptions to, or deletions from this practice are described in Section 2.3 of this Report.

**This Phase I Assessment has revealed evidence of the following recognized environmental condition<sup>1</sup> (RECs) and/or historical recognized environmental condition<sup>1</sup> (HREC) in connection with the Property.**

### Arsenic and Lead are present in Property Soil above Regulatory Levels

A former *Phase I Environmental Property Assessment* (Former Phase I) conducted on the Property, dated July 7, 1997 (EPS Environmental Project #: 1472-0697); former *Phase II Limited Subsurface Investigation* (Phase II); dated October 3, 1997 (EPS Environmental Project #: 1511-0797); and *Phase III Subsurface Investigation* (Phase III), dated November 4, 1997 (EPS Environmental Project #: 1654-1097), were provided by and authorized by the Client for review.

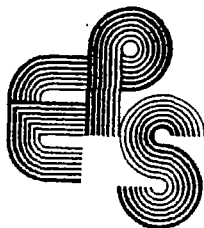
The Phase II and Phase III identified concentrations of arsenic and lead above 35 Illinois Administrative Code Part 742, *Tiered Approach to Corrective Action Objectives* (TACO) Tier 1 soil remediation objectives (SROs) for the residential ingestion exposure route. In addition, concentrations of lead were detected at concentrations above construction worker ingestion SROs.

### **Discussion**

Subpart C of TACO allows for exclusion of exposure pathways (e.g., preventing potential human exposure). According to TACO guidelines, to eliminate the inhalation or ingestion exposure routes, an engineering barrier (i.e., asphalt, concrete, or three feet of clean, compacted clay) may be used to cover affected areas of the Property. An engineering barrier, as defined by TACO, limits exposure (e.g., "cutting off" the route) and/or controls migration of contaminants.

---

<sup>1</sup> According to ASTM Practice E 1527-00, a recognized environmental condition (REC) means "the presence or likely presence of any hazardous substances or petroleum products on a Property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the Property or into the ground, ground water, or surface water of the Property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws." Moreover, according to the ASTM E 1527-00, a "historical recognized environmental condition" (HREC) is defined as a condition which in the past would have been considered a REC, but which may or may not be considered a REC currently.



If an engineering barrier is used, it must be accompanied by an institutional control (deed restriction). An institutional control is a legal mechanism for imposing restrictions and conditions on land use. Land use restrictions and conditions are necessary when remaining contaminants pose a risk to human health and/or the environment.

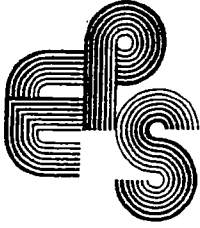
Moreover, TACO guidelines require Property owners/operators employing an engineering barrier to; 1) maintain a scaled map delineating the horizontal extent of contamination above Tier 1 SROs; 2) provide written procedures for maintenance of the barrier; 3) develop a construction work plan for subgrade work (e.g., utility installation/repair), including a written worker protection plan (made available to outside contractors); and 4) if contaminated soil is excavated, insure proper disposal of all contaminated media into a facility licensed to accept such waste, according to applicable laws and regulations.

## **8.0 WARRANTY AND LIMITATIONS OF LIABILITY**

The Phase I Assessment and this Report are of limited scope, and do not provide sufficient information to eliminate the total risk of the presence of contamination or other liabilities. Significantly higher levels of exploratory efforts than those performed in this Phase I Assessment are required to accumulate sufficient information to determine all environmental liabilities associated with the Property. Subsurface investigations and testing were beyond the scope of this Phase I Assessment.

EPS Environmental warrants that the Phase I Assessment has been conducted in accordance with generally accepted investigatory methods utilized by professional environmental consultants and includes the recommended practices for the "Phase I Environmental Site Assessment Process" contained in the ASTM Standard E 1527-00. EPS Environmental further warrants that the findings and conclusions in this Report are based exclusively on the Phase I Assessment. The investigatory methods that EPS Environmental utilized in the Phase I Assessment have been developed to provide the Client with information regarding apparent indications of existing or potential environmental conditions relating to the Property and are limited to the conditions that were observed at the time of the investigation of the Property. The findings and conclusions contained in this Report are also limited to the information available on the Property at the time that the Phase I Assessment was conducted. There is a distinct possibility that conditions may exist at the Property, which were not apparent during the preparation of the Phase I Assessment. In conducting the Phase I Assessment and preparing the Report, EPS Environmental relied on the information obtained from Property owner/operators or other persons, and government agencies having knowledge of operations and practices of the Property. EPS Environmental has assumed that this information is accurate and complete, except when independent investigation has indicated otherwise.

The Phase I Assessment did not attempt to determine whether the facilities operating on the Property are in compliance with existing environmental regulations. This Report discusses and



summarizes areas of potential environmental concern for the Property itself. This Report provides no other warranties, expressed or implied.

### **8.1 Confidentiality**

EPS Environmental will hold the Report and all field observations and related documents in strict confidence and will not disclose these items except to the Client or except as ordered by any state or federal agency or court of law. In the event that EPS Environmental is ordered by a state or federal agency or court of law to disclose the contents of the Report or field observations, the Client shall hold EPS Environmental harmless from liability for any damages that the Client may suffer due to EPS Environmental's disclosure. In addition, the Client shall indemnify EPS Environmental from any and all damages EPS Environmental may suffer due to any action, which results in an order that EPS Environmental make a disclosure.

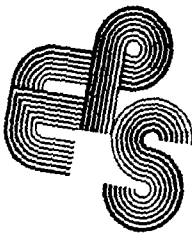
### **8.2 Reliance on Phase I Assessment and Report**

The Phase I Assessment has been conducted, and this Report has been prepared, exclusively for the Client and it is intended that only the Client will rely on the Phase I Assessment and Report. The Phase I Assessment and Report will be solely for the benefit of the Client and may not be relied upon by other parties.

### **8.3 Sources of Information Relied Upon for Phase I Assessment and Report**

All information that EPS Environmental has relied on in conducting the Phase I Assessment and preparing the Report, not specifically identified as generated by EPS Environmental or any federal, state, or local agency, has been supplied by or derived from data provided by the Client and Property representative.





FIGURES



Highrise Commercial Building, 233 North Michigan Avenue

East South Water Street

Illinois Center,  
225 North Michigan Avenue

Vacant Lot

Temporary Construction  
Storage Yard

North Stetson Avenue

Approximate  
Property Boundary

Access drive for Prudential Plaza, 150 North Stetson Avenue

East Lake Street

## FIGURE TWO - PROPERTY SKETCH

Vacant Land—Northwest Corner of East Lake Street  
and North Stetson Avenue

Chicago, Illinois

EPS Environmental Services, Inc.

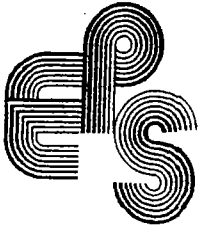
7237 West Devon Avenue, Chicago, Illinois 60631



not to scale

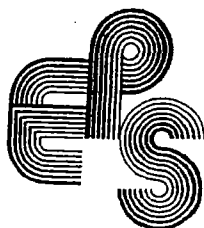
Date: 10/26/04

Project #: 5743-1004



## **APPENDIX A**

### **PROPOSAL BETWEEN CLINT AND EPS ENVIRONMENTAL**



environmental services, inc.

October 15, 2004

VIA US MAIL AND FACSIMILE (312) 280-7998

Mr. Dan Novak  
Mark Goodman & Associates  
737 North Michigan Avenue, Suite 2350  
Chicago, Illinois 60611

Re: Phase I Environmental Property Assessment

Location: Vacant Land – Northwest Corner of East Lake Street and North Stetson Avenue  
Chicago, Illinois

Project #: 5743-1004

Dear Mr. Novak:

Thank you for the opportunity to submit the following proposal to conduct a Phase I Environmental Property Assessment of the above referenced location.

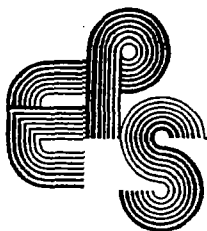
In order to proceed, please sign the "Acceptance" portion of the enclosed proposal. The "Permission to Enter" portion will require the signature of the Property owner or an authorized representative. Additionally, we would like a copy of the Plat of Survey, if available, or site plan to assist in defining the subject site. EPS Environmental will commence work upon receipt of the executed proposal via facsimile or US Mail.

Should you have any questions or concerns, please do not hesitate to call. We look forward to working with you on this project.

Sincerely,

Samuel T. Bodine  
Senior Project Manager

enclosures



---

environmental services, inc.

**PROPOSAL**

**PHASE I ENVIRONMENTAL PROPERTY ASSESSMENT**

*Prepared For:*

Mr. Dan Novak  
Mark Goodman & Associates  
737 North Michigan Avenue, Suite 2350  
Chicago, Illinois 60611

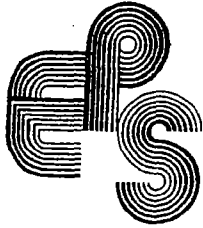
*Property Address:*

Vacant Land – Northwest Corner of East Lake Street and North Stetson Avenue  
Chicago, Illinois

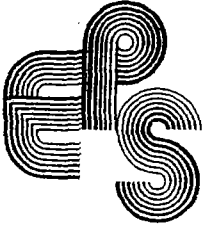
*Project Number:*

5743-1004

October 15, 2004



- c. Federal Resource Conservation and Recovery Act Information System for facilities that generate, transport, store, treat, or dispose of hazardous waste.
  - d. Federal Emergency Response Notification System List of reported hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center.
  - e. State landfill and/or solid waste disposal sites.
  - f. State list of hazardous waste sites, which is the State equivalent to the National Priority List and the Comprehensive Environmental Response, Compensation, and Liability Information System, for sites identified for investigation or remediation.
  - g. State leaking underground storage tank list.
  - h. State registered underground storage tank list.
  - i. State Site Remediation Program list.
3. Historical Sources - Review or contact one or more of the following reasonably obtainable sources of information to determine the historical uses of the Property from the present back to the Property's first developed use or to 1940, whichever is earliest:
- a. Sanborn Fire Insurance Maps of the Property for prior uses and locations of fuel and/or chemical storage tanks and storage of other potentially toxic substances.
  - b. Historical aerial photographs for indications of previous uses.
  - c. Local Building Department regarding structures, installations, removals, licenses and permits that may reflect an environmental condition of the Property.
  - d. Local Fire Department regarding the use or storage of hazardous substances or petroleum products on the Property.

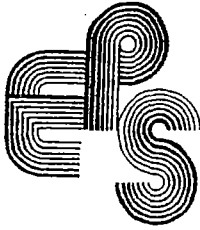


- e. Local Health or Environmental Department regarding any known environmental occurrences associated with the Property.
- f. Zoning Department regarding zoning restrictions on the Property.

B. Site Reconnaissance

- 1. Visually and physically observe the Property in an attempt to identify readily apparent, potential sources of environmental liabilities including:
  - a. General Site Setting
    - 1. Current and past uses of the Property
    - 2. General description of structures and roads
    - 3. Potable water supply
    - 4. Sewage disposal system
  - b. Interior and Exterior Observations
    - 1. Dead or distressed vegetation
    - 2. Disturbed or stained soils and surfaces
    - 3. Drains or sumps
    - 4. Hazardous substances and petroleum products
    - 5. Heating/cooling system
    - 6. Pits, ponds, lagoons or standing water
    - 7. Point sources of effluent discharges and air emissions
    - 8. Polychlorinated biphenyl (PCB)-containing electrical equipment
    - 9. Potential lead based paints
    - 10. Surface impoundments
    - 11. Suspect asbestos containing materials
    - 12. Waste disposal and housekeeping practices
    - 13. Wastewater discharge
    - 14. Water wells and septic tank systems
    - 15. Underground or aboveground storage tanks, storage drums or containers
    - 16. Unusual or noxious odors
- 2. Visually and physically observe the surrounding sites, from the Property and public right-of-ways, in an attempt to identify readily apparent, potential sources of environmental liabilities posed by adjacent land use.



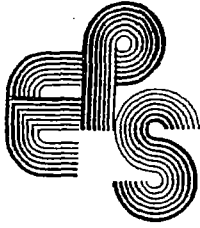


3. Provide photographic documentation of significant environmental features.
- C. Interviews
1. Interview Property or facility owner, operator or key personnel for information indicating environmental conditions in connection with the Property.
  2. Submit an environmental questionnaire to present Property or facility owner or operator for information regarding environmental liens or additional specialized *knowledge concerning the Property.*
- D. EPS Environmental will prepare a final Phase I Assessment Report (Report) for the Client containing the observations and Conclusions of the site findings. The Report will be based exclusively upon the scope of services outlined above. Findings and Conclusions in the Report will be rendered based on accepted industry standards, but are not to be construed as a guarantee or warranty as to the potential liability associated with environmental conditions or impacts on the Property.

#### **WARRANTY AND LIMITATION OF LIABILITY**

The Phase I Assessment will be of limited scope, and will not provide sufficient information to eliminate the total risk of the presence of contamination or other liabilities. Significantly higher levels of exploratory efforts than those performed in the proposed Phase I Assessment are required to accumulate sufficient information to determine all environmental liabilities associated with the Property.

EPS Environmental warrants that the Phase I Assessment will be conducted in accordance with generally accepted investigatory methods utilized by professional environmental consultants and will include the recommended practices for the "Phase I Environmental Site Assessment Process" contained in the ASTM Standard Practice E 1527-00. EPS Environmental further warrants that the Findings and Conclusions in the Report will be based exclusively on the Phase I Assessment. The *investigatory methods that EPS Environmental will utilize in the Phase I Assessment* have been developed to provide the Client with information regarding apparent indications of existing or potential environmental conditions relating to the Property and are limited to the conditions that will be observed at the time of the investigation of the Property. The Findings and Conclusions contained in the Report will also be limited to the information available on the Property at the time that the Phase I Assessment is conducted. There is a distinct possibility that conditions may exist at



the Property which will not be apparent during the preparation of the Phase I Assessment. In conducting the Phase I Assessment and preparing the Report, EPS Environmental will rely on the information obtained from Property owner/operators or other persons, and government agencies having knowledge of operations and practices of the Property. EPS Environmental will assume that this information is accurate and complete, except when independent investigation indicates otherwise.

The Phase I Assessment will not attempt to determine whether the facility operating on the Property is in compliance with existing regulations. The Report will discuss and summarize areas of environmental concern for the Property itself. The Report will provide no other warranties, expressed or implied.

### **CONFIDENTIALITY**

EPS Environmental will hold the Report and all field observations and related documents in strict confidence and will not disclose these items except to the Client or except as ordered by any state or federal agency or court of law. In the event that EPS Environmental is ordered by a state or federal agency or court of law to disclose the contents of the Report or field observations, the Client shall hold EPS Environmental harmless from liability for any damages that the Client may suffer due to EPS Environmental's disclosure. In addition, the Client shall indemnify EPS Environmental from any and all damages EPS Environmental may suffer due to any action which results in an order that EPS Environmental make a disclosure.

### **RELIANCE ON PHASE I ASSESSMENT AND REPORT**

The Phase I Assessment and Report will be conducted exclusively for the Client, and it is intended that only the Client will rely on the Report. The Phase I Assessment and Report will be solely for the benefit of the Client, and may not be relied upon by third parties.

### **SOURCES OF INFORMATION RELIED UPON FOR PHASE I ASSESSMENT AND REPORT**

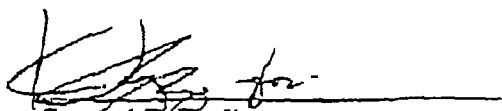
All information that EPS Environmental will rely on in conducting the Phase I Assessment and preparing the Report, not specifically identified as generated by EPS Environmental or any federal, state, or local agency will be provided by or derived from data provided by the Client and/or the Property owner.

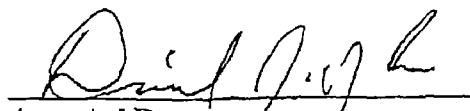
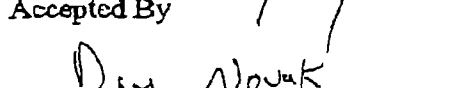
**ACCEPTANCE**

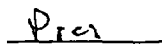
Please indicate acceptance of this Proposal by returning a signed copy of this Proposal or a purchase order incorporating the terms of this Proposal, as well as a signed "Permission to Enter". Once accepted by the Client, the terms of this Proposal will represent the entire and integrated agreement between the Client and EPS Environmental, and will supersede all prior negotiations, representations or agreements, either written or verbal. This Proposal may be amended only in writing signed by both Client and an authorized representative of EPS Environmental.

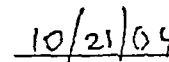
Respectfully submitted,

EPS ENVIRONMENTAL SERVICES, INC.

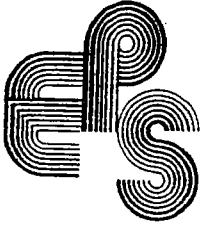
  
Samuel P. Bodine  
Senior Project Manager

  
Accepted By  
  
Printed Name

  
Title

  
Date

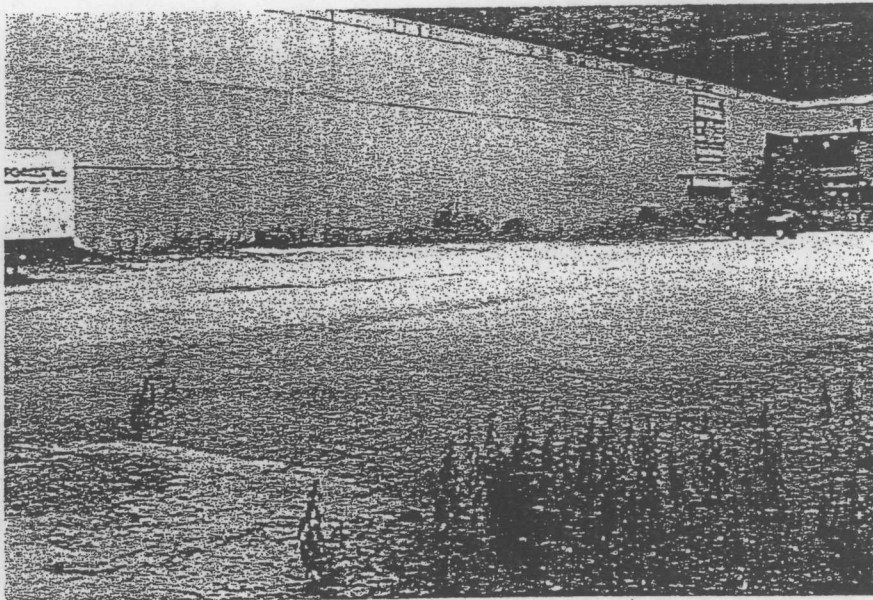
Project Number: 5743-1004



**APPENDIX B**

**PHOTOGRAPHIC DOCUMENTATION**

Right and Below: Views of the  
Property



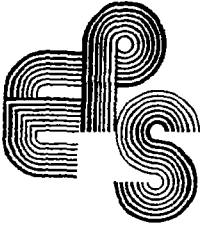
EPS Environmental Services, Inc.  
Project #: 5743-1004

Vacant Land—Northwest Corner  
of East Lake Street and North  
Stetson Avenue  
Chicago, Illinois

Page 1 of 1

Right: View of Property and  
north and east adjacent sites





## APPENDIX C

### ENVIRONMENTAL DATABASE INFORMATION



**EDR™** Environmental  
Data Resources Inc

## **The EDR Radius Map™ Report**

NWC N Stetson Ave/E Lake St  
NWC N Stetson Ave/E Lake St  
Chicago, IL 60601

**Inquiry Number: 01294420.1r**

**October 25, 2004**

### **The Standard in Environmental Risk Management Information**

440 Wheelers Farms Road  
Milford, Connecticut 06460

#### **Nationwide Customer Service**

Telephone: 1-800-352-0050  
Fax: 1-800-231-6802  
Internet: [www.edrnet.com](http://www.edrnet.com)

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Executive Summary.....	ES1
Overview Map.....	2
Detail Map.....	3
Map Findings Summary.....	4
Map Findings.....	6
Orphan Summary.....	50
Government Records Searched/Data Currency Tracking.....	GR-1

### GEOCHECK ADDENDUM

GeoCheck - Not Requested

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.



## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

### TARGET PROPERTY INFORMATION

#### ADDRESS

NWC N STETSON AVE/E LAKE ST  
CHICAGO, IL 60601

#### COORDINATES

Latitude (North):	41.885800 - 41° 53' 8.9"
Longitude (West):	87.622300 - 87° 37' 20.3"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	448369.0
UTM Y (Meters):	4637070.5
Elevation:	592 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	
Source:	USGS 7.5 min quad index

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ( "reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

#### FEDERAL ASTM STANDARD

NPL.....	National Priority List
Proposed NPL.....	Proposed National Priority List Sites
CERC-NFRAP.....	CERCLIS No Further Remedial Action Planned
RCRIS-TSD.....	Resource Conservation and Recovery Information System
ERNS.....	Emergency Response Notification System

#### STATE ASTM STANDARD

SHWS.....	State Oversight List
SWF/LF.....	Available Disposal for Solid Waste in Illinois - Solid Waste Landfills Subject to State Surcharge

## EXECUTIVE SUMMARY

IMPDMNT..... Surface Impoundment Inventory

### FEDERAL ASTM SUPPLEMENTAL

CONSENT..... Superfund (CERCLA) Consent Decrees  
 ROD..... Records Of Decision  
 Delisted NPL..... National Priority List Deletions  
 FINDS..... Facility Index System/Facility Identification Initiative Program Summary Report  
 HMIRS..... Hazardous Materials Information Reporting System  
 MLTS..... Material Licensing Tracking System  
 MINES..... Mines Master Index File  
 NPL Liens..... Federal Superfund Liens  
 PADS..... PCB Activity Database System  
 DOD..... Department of Defense Sites  
 INDIAN RESERV..... Indian Reservations  
 UMTA..... Uranium Mill Tailings Sites  
 ODL..... Open Dump Inventory  
 RAATS..... RCRA Administrative Action Tracking System  
 TRIS..... Toxic Chemical Release Inventory System  
 TSCA..... Toxic Substances Control Act  
 SSTs..... Section 7 Tracking Systems  
 FTTs INSP..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

### STATE OR LOCAL ASTM SUPPLEMENTAL

IL NIPC..... Solid Waste Landfill Inventory  
 ENG CONTROLS..... Sites with Engineering Controls

### EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas..... Former Manufactured Gas (Coal Gas) Sites

### BROWNFIELDS DATABASES

US BROWNFIELDS..... A Listing of Brownfields Sites  
 BROWNFIELDS..... Redevelopment Assessment Database

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in *bold italics* are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

## EXECUTIVE SUMMARY

### FEDERAL ASTM STANDARD

**CERCLIS:** The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the CERCLIS list, as provided by EDR, and dated 05/17/2004 has revealed that there are 3 CERCLIS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
PEOPLES ENERGY MERCURY SPILLS	130 EAST RANDOLPH	0 - 1/8 SW	F20	14
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LINDSAY LIGHT II	316 EAST ILLINOIS	1/4 - 1/2 NNE	M58	35
THE LINDSAY LIGHT COMPANY	161 EAST GRAND AVE	1/4 - 1/2 NNW	66	42

**CORRACTS:** CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 06/15/2004 has revealed that there is 1 CORRACTS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
GENERAL PARKING CORPORATION	341 EAST OHIO STREET	1/4 - 1/2 NNE	72	45

**RCRIS:** Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs): generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs): generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs): generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRIS-LQG list, as provided by EDR, and dated 08/10/2004 has revealed that there are 2 RCRIS-LQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ILLINOIS CENTRAL RAILROAD	233 N MICHIGAN AVE	0 - 1/8 W	C11	10
ILLINOIS CENTER PLAZA VENTURE	111 E WACKER DR STE 120	1/8 - 1/4 NW	K44	27

## EXECUTIVE SUMMARY

**RCRIS:** Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs): generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs): generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs): generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRIS-SQG list, as provided by EDR, and dated 08/10/2004 has revealed that there are 28 RCRIS-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
AMOCO CORP	200 E RANDOLPH MC 3507A	0 - 1/8 SE	A1	6
AMERITECH	200 E RANDOLPH	0 - 1/8 SE	A2	6
SOUTH WATER MARKET	173 S WATER ST	0 - 1/8 NNW	3	6
WATERLOO RAILROAD CO	233 N MICHIGAN AVE	0 - 1/8 W	C9	10
CHICAGO & ILLINOIS WESTERN RR	233 N MICHIGAN AVE	0 - 1/8 W	C10	10
GESTETNER CORP	225 N MICHIGAN AVE	0 - 1/8 W	C15	12
B R E CHICAGO	225 N MICHIGAN AVE	0 - 1/8 W	C16	13
ART BUNCH INC THE	230 N MICHIGAN AVE SUIT	0 - 1/8 W	C17	13
PRUDENTIAL INSURANCE COMPANY	130 EAST RANDOLPH	0 - 1/8 SW	F19	14
METROPOLITAN MGMT CO	233 N MICHIGAN AVE B	0 - 1/8 WNW	22	16
NATIONAL BANK OF GREECE	168 N MICHIGAN AVE	1/8 - 1/4 WSW	E24	16
WALGREENS #1332	300 N MICHIGAN AVE	1/8 - 1/4 WNW	G26	17
333 BLDG CORP	333 N MICHIGAN AVE	1/8 - 1/4 NW	G27	18
DART PRINTING	70 E LAKE ST	1/8 - 1/4 W	28	18
HYATT REGENCY CHICAGO	151 E WACKER DR	1/8 - 1/4 NNW	H34	21
BRIDGE HOUSE	MICHIGAN & WACKER DR	1/8 - 1/4 NW	H36	22
URBAN YOUTH HIGH SCHOOL	65 E WACKER PL	1/8 - 1/4 WNW	J40	24
VILLAGE GREEN	185 N WABASH	1/8 - 1/4 WSW	41	25
JOHN BUCK CO THE	111 WACKER DR	1/8 - 1/4 NW	K45	27
CHICAGO CITY COLLEGES HAROLD W	30 E LAKE ST	1/8 - 1/4 W	49	30
FIRST CAPITAL GROUP CARTAGE	203 N WABASH STE 2110	1/8 - 1/4 W	I51	30
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
FAIRMONT HOTEL	200 N COLUMBUS	0 - 1/8 E	B4	7
LAKESHORE EAST LLC	221 N COLUMBUS	0 - 1/8 E	B5	7
EXELON THERMAL TECH PLANT 3	300 E RANDOLPH	0 - 1/8 SSE	D12	11
MYCOM	320 E RANDOLPH ST	1/8 - 1/4 SE	D23	16
3 ILLINOIS CENTER	303 E WACKER DR	1/8 - 1/4 NNE	30	19
THE BUCKINGHAM	360 E RANDOLPH	1/8 - 1/4 SE	31	20
SWISSOTEL	323 E WACKER DR	1/8 - 1/4 NE	32	20

### STATE ASTM STANDARD

**LUST:** The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Illinois Environmental Protection



## EXECUTIVE SUMMARY

### Agency's LUST Incident Report.

A review of the LUST list, as provided by EDR, and dated 08/23/2004 has revealed that there are 20 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
TAJ INTERNATIONAL HOTELS	71 EAST WACKER DR.	1/8 - 1/4 WNW	L47	29
WILLIAM I. WRIGLEY CO.	410 NORTH RUSH ST.	1/4 - 1/2 NNW	53	32
SAK'S FIFTH AVE.	36 SOUTH WABASH	1/4 - 1/2 SSW	54	32
THE HERTZ CORP.	9 WEST KINZIE ST.	1/4 - 1/2 NW	N59	35
HERTZ CORP.	9 WEST KINZIE ST.	1/4 - 1/2 NW	N60	36
CHICAGO BOARD OF EDUCATION	10 SOUTH STATE ST.	1/4 - 1/2 SW	O62	37
CPS DEPT. STORES	23 SOUTH STATE ST.	1/4 - 1/2 SW	O63	37
AVIS RENT A CAR SYSTEM, INC.	214 NORTH CLARK ST.	1/4 - 1/2 W	67	42
EQUITABLE REAL ESTATE	200 SOUTH MICHIGAN AVE.	1/4 - 1/2 SSW	68	43
ORCHESTRAL ASSOC.	219 SOUTH WABASH	1/4 - 1/2 SSW	73	47

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
HYATT REGENCY OF CHICAGO	203 EAST WACKER DR.	1/8 - 1/4 NNW	33	20
CHICAGO DOCK & CANAL TRUST	315 EAST NORTH WATERS S	1/4 - 1/2 NNE	52	31
MCL, INC.	300 EAST ILLINOIS ST.	1/4 - 1/2 NNE	M55	33
SIMS LTD.	505 NORTH MICHIGAN AVE.	1/4 - 1/2 NNW	56	33
CHICAGO DOCK & CANAL TRUST	316 EAST ILLINOIS ST.	1/4 - 1/2 NNE	M57	34
GRAND PIPER CENTER	200 EAST ILLINOIS	1/4 - 1/2 N	61	36
<b>CHICAGO YACHT CLUB</b>	<b>400 EAST MONROE STREET</b>	<b>1/4 - 1/2 SE</b>	<b>64</b>	<b>38</b>
DANCONA & CO.	247 EAST OHIO ST.	1/4 - 1/2 N	P69	44
AMOCO OIL CO. #5911	252 EAST OHIO / FAIRB	1/4 - 1/2 N	P70	44
AMOCO OIL CO.	252 EAST OHIO / FAIRB	1/4 - 1/2 N	P71	45

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Illinois State Fire Marshal's STC Facility List.

A review of the UST list, as provided by EDR, and dated 09/08/2004 has revealed that there are 17 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MONROE STREET GARAGE	220 E RANDOLPH	0 - 1/8 S	6	8
200-214 N MICHIGAN AVE INC	200 N MICHIGAN	0 - 1/8 W	C14	12
180 N MICHIGAN AVE LLC	180 N MICHIGAN	0 - 1/8 WSW	E18	13
SIP NORTH STETSON VENTURE, LLC	130 E RANDOLPH	0 - 1/8 SW	F21	15
RADIO SHACK	311 N MICHIGAN AVE	1/8 - 1/4 NW	G25	17
JEWEL BUILDING CORP	332 N MICHIGAN AVE	1/8 - 1/4 NW	G29	19
<b>HYATT REGENCY CHICAGO</b>	<b>151 E WACKER DR</b>	<b>1/8 - 1/4 NNW</b>	<b>H34</b>	<b>21</b>
OXFORD HOUSE HOTEL	225 N WABASH AVENUE	1/8 - 1/4 W	I37	23
OXFORD HOUSE HOTEL	225 N WABASH AVE	1/8 - 1/4 W	I38	23
THE GRIFFITH GROUP-65 WACKER P	65 E WACKER PL	1/8 - 1/4 WNW	J39	24
RANDOLPH & WABASH	159 N WABASH	1/8 - 1/4 WSW	42	25
BUILDING	203 N WASBASH	1/8 - 1/4 W	I43	26
EXECUTIVE PLAZA HOTEL	71 E WACKER DRIVE	1/8 - 1/4 WNW	L46	28
ALFRED MOSSNER CO	137 N WABASH	1/8 - 1/4 WSW	48	29
DEPT STREETS & SANITATION	50 E WACKER DR LL	1/8 - 1/4 WNW	L50	30

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LAKESHORE EAST, LLC	221 N. COLUMBUS	0 - 1/8 E	B8	9

## EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
GRANT PK MONROE ST N PARKING G	300 E RANDOLPH	0 - 1/8 SE	D13	11

### SRP: Illinois Environmental Protection Agency, Site Remediation Program Database

A review of the SRP list, as provided by EDR, and dated 08/16/2004 has revealed that there are 2 SRP sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LAKESHORE EAST DEVELOPMENT	221 NORTH COLUMBUS DRIV	0 - 1/8 E	B7	8
BREGY CLEANERS	542 NORTH ST. CLAIR STR	1/4 - 1/2 N	65	41

### CAT: Illinois Category List.

A review of the CAT list, as provided by EDR, and dated 06/01/1997 has revealed that there are 6 CAT sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CHICAGO DEPT. OF SEWERS	701 WEST 14TH PLACE	1/2 - 1 SSW	R77	48
NORTH PIER APARTMENT		1/2 - 1 NE	78	48
CHICAGO DEPARTMENT OF SEWERS	701 WEST 14TH PLACE	1/2 - 1 SSW	R79	49

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
420 EAST OHIO	420 EAST OHIO	1/2 - 1 NNE	74	48
LAKE SHORE ONTARIO ASSN.	401 EAST ONTARIO STREET	1/2 - 1 NNE	Q75	48
LAKE SHORE ONTARIO ASSOC.	401 EAST ONTARIO STREET	1/2 - 1 NNE	Q76	48

### FEDERAL ASTM SUPPLEMENTAL

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 12/31/2003 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CHICAGO ARMORY (NAVY SCHOOL)		1/2 - 1 N	80	49

### STATE OR LOCAL ASTM SUPPLEMENTAL

DRYCLEANERS: Any business interested in operating a drycleaning facility in Illinois needs to apply for a license through the Illinois Drycleaner Environmental Response trust Fund.

A review of the DRYCLEANERS list, as provided by EDR, and dated 08/02/2004 has revealed that there is

## EXECUTIVE SUMMARY

1 DRYCLEANERS site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
HYATT REGENCY CHICAGO	151 EAST WACKER DRIVE	1/8 - 1/4 NNW	H35	22

### BROWNFIELDS DATABASES

**INST CONTROL:** Legal or administrative restrictions on land use and/or other activities (e.g., groundwater use restrictions) which effectively limit exposure to contamination may be employed as alternatives to removal or treatment of contamination.

A review of the Inst Control list, as provided by EDR, and dated 08/16/2004 has revealed that there is 1 Inst Control site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
BREGY CLEANERS	542 NORTH ST. CLAIR STR	1/4 - 1/2 N	65	41

### **SRP:** Illinois Environmental Protection Agency, Site Remediation Program Database

A review of the SRP list, as provided by EDR, and dated 08/16/2004 has revealed that there are 2 SRP sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LAKESHORE EAST DEVELOPMENT	221 NORTH COLUMBUS DRIV	0 - 1/8 E	B7	8
BREGY CLEANERS	542 NORTH ST. CLAIR STR	1/4 - 1/2 N	65	41

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name







RENAISSANCE CHICAGO HOTEL  
MOBIL OIL CORP.  
DUPAGE AIRPORT AUTHORITY  
PULLMAN TRAILMOBILE  
BURNHAM CENTER  
IDOT  
ROSELAND COMMUNITY  
1301 SOUTH KILBOURN (VALSPAR)

Database(s)

DRYCLEANERS  
LUST  
LUST  
RCRIS-SQG, FINDS  
RCRIS-SQG, FINDS  
FINDS, RCRIS-LQG  
US BROWNFIELDS  
US BROWNFIELDS

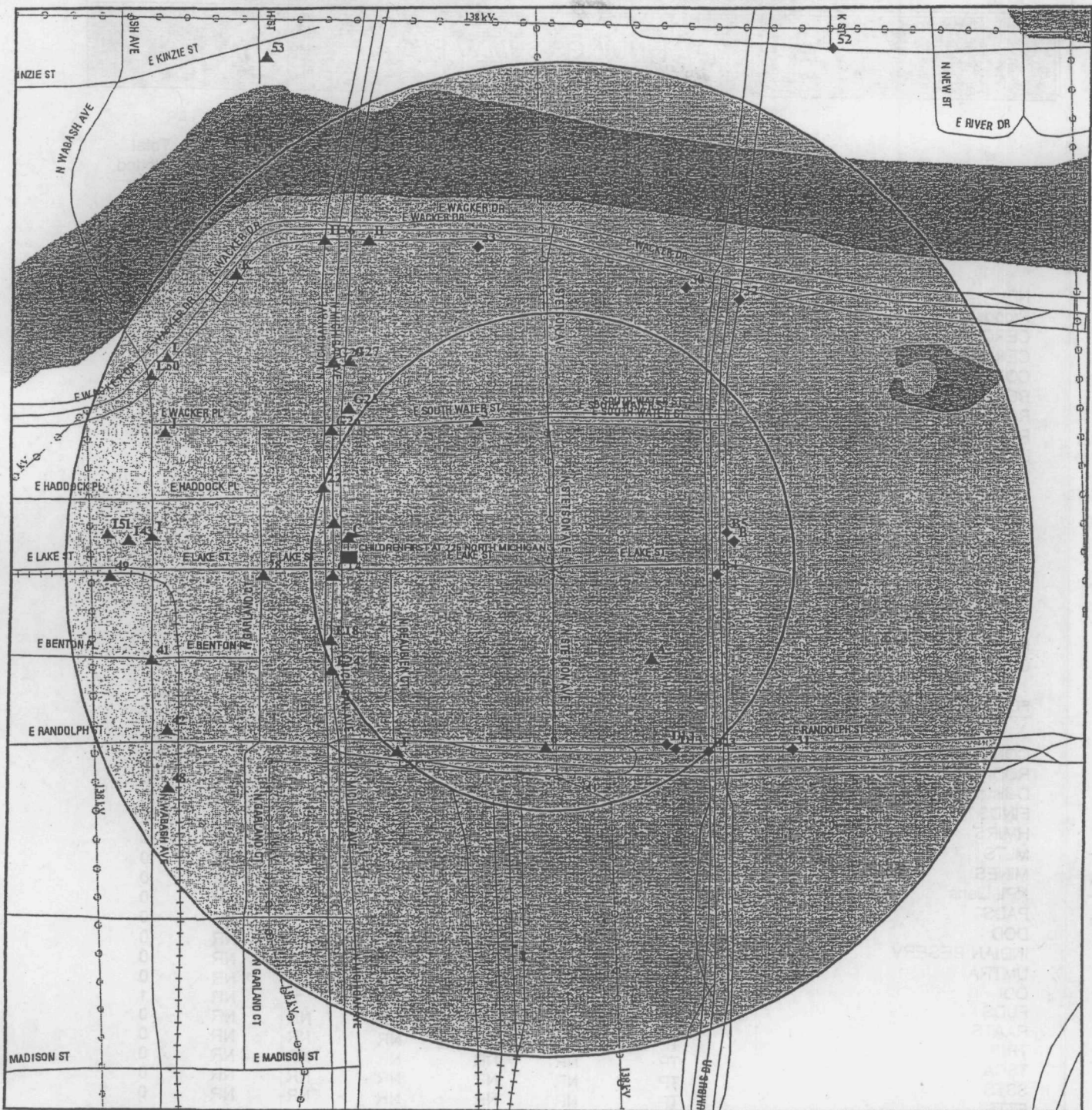


[illegible]

-  Indian Reservations BIA
-  Power transmission lines
-  Oil & Gas pipelines
-  100-year flood zone
-  500-year flood zone
-  Federal Wetlands

CUSTOMER: EPS Environmental Services  
CONTACT: Kim Tapio-Nuzzo  
INQUIRY #: 01294420.1r  
DATE: October 25, 2004 1:27 pm

# DETAIL MAP - 01294420.1r - EPS Environmental Services



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Federal Wetlands

0 1/16 1/8 1/4 Miles

TARGET PROPERTY: NWC N Stetson Ave/E Lake St  
 ADDRESS: NWC N Stetson Ave/E Lake St  
 CITY/STATE/ZIP: Chicago IL 60601  
 LAT/LONG: 41.8858 / 87.6223

CUSTOMER: EPS Environmental Services  
 CONTACT: Kim Tapio-Nuzzo  
 INQUIRY #: 01294420.1r  
 DATE: October 25, 2004 1:30 pm



# MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	1	0	2	NR	NR	3
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	1	0	NR	1
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	1	1	NR	NR	NR	2
RCRIS Sm. Quan. Gen.		0.250	13	15	NR	NR	NR	28
ERNS		TP	NR	NR	NR	NR	NR	0
<u>STATE ASTM STANDARD</u>								
State Haz. Waste		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	2	18	NR	NR	20
UST		0.250	6	11	NR	NR	NR	17
SRP		0.500	1	0	1	NR	NR	2
IMPDMNT		0.500	0	0	0	NR	NR	0
CAT		1.000	0	0	0	6	NR	6
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
FUDS		1.000	0	0	0	1	NR	1
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
IL NIPC		0.500	0	0	0	NR	NR	0
DRYCLEANERS		0.250	0	1	NR	NR	NR	1

## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
ENG CONTROLS		0.500	0	0	0	NR	NR	0
<u>EDR PROPRIETARY HISTORICAL DATABASES</u>								
Coal Gas		1.000	0	0	0	0	NR	0
<u>BROWNFIELDS DATABASES</u>								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
Inst Control		0.500	0	0	1	NR	NR	1
BROWNFIELDS		0.500	0	0	0	NR	NR	0
SRP		0.500	1	0	1	NR	NR	2

### NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

A1 AMOCO CORP  
SE 200 E RANDOLPH MC 3507A  
< 1/8 CHICAGO, IL 60601  
373 ft.

RCRIS-SQG 1000175519  
FINDS ILD005123195

Site 1 of 2 in cluster A

Relative:  
Equal

RCRIS:

Owner: AMPROP FINANCE CO  
(312) 856-2500  
EPA ID: ILD005123195  
Contact: BARRY YOCUM  
(312) 856-4240

Actual:  
592 ft.

Classification: Small Quantity Generator  
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Integrated Compliance Information  
Resource Conservation and Recovery Act Information system

A2 AMERITECH  
SE 200 E RANDOLPH  
< 1/8 CHICAGO, IL 60601  
373 ft.

RCRIS-SQG 1000104544  
FINDS ILD980619787

Site 2 of 2 in cluster A

Relative:  
Equal

RCRIS:

Owner: NAME NOT REPORTED  
(312) 555-1212  
EPA ID: ILD980619787  
Contact: Not reported

Actual:  
592 ft.

Classification: Small Quantity Generator  
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Resource Conservation and Recovery Act Information system

3 SOUTH WATER MARKET  
NNW 173 S WATER ST  
< 1/8 CHICAGO, IL 60608  
428 ft.

RCRIS-SQG 1007448551  
ILR000129023

Relative:  
Higher

Actual:  
594 ft.

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

LAKESHORE EAST LLC (Continued)

1007370543

Violation Status: No violations found

6  
South  
< 1/8  
490 ft.

MONROE STREET GARAGE  
220 E RANDOLPH  
CHICAGO, IL 60605

UST U001965105  
N/A

Relative:  
Higher

UST:

Actual:  
594 ft.

Facility ID: 2033437  
Facility ID 2 : 1390198986  
Status: Merged  
Owner Name: Chicago Park District  
Owner Address: 541 North Fairbanks Court  
Chicago, IL 60611  
Contact: Uhler Ed  
Phone #: (312) 294-2250  
Tank Status: Exempt from registration  
Tank Last Used: 1/1/1973 00:00:00  
Enforcement: No  
Fee Owed: No  
Tank Number: 1  
Tank Capacity: 1000  
Tank Age: 96  
Tank Red Tag: No  
Tank Substance: Heating Oil  
Permit Number: Not reported  
Permit Expires: Not reported

B7  
East  
< 1/8  
497 ft.

LAKESHORE EAST DEVELOPMENT  
221 NORTH COLUMBUS DRIVE  
CHICAGO, IL 60601

SRP S105521123  
N/A

Site 3 of 4 in cluster B

Relative:  
Lower

SRP:

Actual:  
589 ft.

IL EPA Id : 0316325371  
US EPA Id : Not reported  
Sec. 4 Letter Date : / /  
Remediation Applicant Co : Lakeshore East, LLC  
Remediation Applicant Title : Mr.  
Contact First Name: David  
Contact Last Name : Carlins  
Contact Address: 1 West Superior Street  
Suite 200  
Chicago, IL, 60610  
3126428869  
07/26/02  
STS Consultants, Ltd.  
John L. Petruccione  
750 Corporate Woods Parkway  
Vernon Hills, IL, 60061  
(847) 279-2500  
Hall  
/ /  
/ /  
True  
25.00000

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

C9  
West  
< 1/8  
563 ft.

WATERLOO RAILROAD CO  
233 N MICHIGAN AVE  
CHICAGO, IL 60601

RCRIS-SQG 1000215992  
FINDS ILD066219866

Relative:  
Higher Site 1 of 7 in cluster C

RCRIS:

Owner: WATERLOO RAILROAD COMPANY

(312) 555-1212

EPA ID: ILD066219866

Contact: GARY COKER  
(312) 565-1600

Classification: Small Quantity Generator

TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Resource Conservation and Recovery Act Information system

C10  
West  
< 1/8  
563 ft.

CHICAGO & ILLINOIS WESTERN RR CO  
233 N MICHIGAN AVE  
CHICAGO, IL 60601

RCRIS-SQG 1000166238  
FINDS ILD006929210

Relative:  
Higher

Site 2 of 7 in cluster C

RCRIS:

Owner: CHICAGO AND ILLINOIS WESTERN RR CO

(312) 555-1212

EPA ID: ILD006929210

Contact: GARY COKER  
(312) 565-1600

Classification: Small Quantity Generator

TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Resource Conservation and Recovery Act Information system

C11  
West  
< 1/8  
563 ft.

ILLINOIS CENTRAL RAILROAD  
233 N MICHIGAN AVE  
CHICAGO, IL 60601

FINDS 1000258034  
RCRIS-LQG ILD000804443  
FTTS INSP

Relative:  
Higher

Site 3 of 7 in cluster C

FTTS:

Case Number: Not reported  
Docket Number: TSCA-V-C-052-90  
Complaint Issued: 04/06/1990  
Complaint Closed: Not reported  
Abatement Amount: 0  
Proposed Penalty: 10000  
Final Assessment: 7000  
Final Order Date: 08/06/1990  
Close Date: Not reported



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

ILLINOIS CENTRAL RAILROAD (Continued)

1000258034

Violation: PCB, Dispose

RCRIS:

Owner: NAME NOT REPORTED  
(312) 555-1212

EPA ID: ILD000804443

Contact: JIM KVEDARAS  
(708) 206-6706

Classification: Large Quantity Generator

TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

National Compliance Data Base

Resource Conservation and Recovery Act Information system

D12  
SSE  
< 1/8  
576 ft.

EXELON THERMAL TECH PLANT 3  
300 E RANDOLPH  
CHICAGO, IL 60601

RCRIS-SQG 1007092846  
ILR000124149

Site 1 of 3 in cluster D

Relative:  
Lower

RCRIS:

Owner: EXELON THERMAL TECH PLANT

EPA ID: ILR000124149

Contact: DANNY DERRIG  
(312) 634-3242

Classification: Small Quantity Generator

TSDF Activities: Not reported

Violation Status: No violations found

D13  
SE  
< 1/8  
599 ft.

GRANT PK MONROE ST N PARKING GAR  
300 E RANDOLPH  
CHICAGO, IL 60605

UST U001142251  
N/A

Site 2 of 3 in cluster D

Relative:  
Lower

UST:

Facility ID: 2030912

Facility ID 2: 771513497

Status: Exempt

Owner Name: Chicago Park District

Owner Address: 541 North Fairbanks Court  
Chicago, IL 60611

Contact: Charles Webber

Phone #: (312) 747-1335

Tank Status: Exempt from registration

Tank Last Used: 12/23/1999 00:00:00

Enforcement: No

Fee Owed: No

Tank Number: 1

Tank Capacity: 2000

Tank Age: 96



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

180 N MICHIGAN AVE LLC (Continued)

U003668400

Tank Last Used: 12/16/1998 00:00:00  
Enforcement: No  
Fee Owed: No  
Tank Number: 1  
Tank Capacity: 10000  
Tank Age: 10  
Tank Red Tag: No  
Tank Substance: Heating Oil  
Permit Number: Not reported  
Permit Expires: Not reported

F19 PRUDENTIAL INSURANCE COMPANY  
SW 130 EAST RANDOLPH  
< 1/8 CHICAGO, IL 60601  
653 ft.

RCRIS-SQG 1000187242  
FINDS ILD074368861

Site 1 of 3 in cluster F

Relative:  
Higher

RCRIS:  
Owner: PRUDENTIAL PLAZA ASSOC  
(312) 555-1212  
EPA ID: ILD074368861  
Contact: STEVEN LUSE  
(312) 681-2600

Actual:  
601 ft.

Classification: Small Quantity Generator  
TSDF Activities: Not reported  
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Aerometric Information Retrieval System/AIRS Facility Subsystem  
National Emissions Inventory  
National Emissions Trends  
National Toxics Inventory  
Resource Conservation and Recovery Act Information system

F20 PEOPLES ENERGY MERCURY SPILLS  
SW 130 EAST RANDOLPH  
< 1/8 CHICAGO, IL 60601  
653 ft.

CERCLIS 1003073071  
FINDS ILN000508083

Site 2 of 3 in cluster F

Relative:  
Higher

CERCLIS Classification Data:

Site incident category: Not reported  
Federal Facility: Not a Federal Facility  
Non NPL Status: Removal Only Site (No Site Assessment Work Needed)  
Ownership Status: Not reported  
NPL Status: Not on the NPL  
Site Description: Mercury spills in residential and commercial/Industrial facilities  
throughout peoples energy services area.

Actual:  
601 ft.

CERCLIS Alias Name(s):  
PEOPLES ENERGY

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

PEOPLES ENERGY MERCURY SPILLS (Continued)

1003073071

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Comprehensive Environmental Response, Compensation and Liability Information System

F21 SIP NORTH STETSON VENTURE, LLC  
SW 130 E RANDOLPH  
< 1/8 CHICAGO, IL 60601  
653 ft.

UST U001142974  
N/A

Site 3 of 3 in cluster F

Relative:  
Higher

UST:

Actual:  
601 ft.

Facility ID: 2022115  
Facility ID 2 : 206933685  
Status: Active  
Owner Name: SIP North Stetson Venture, LLC  
Owner Address: 130 E. Randolph  
Chicago, IL 60601  
Contact: Dennis Lambert  
Phone #: (312) 565-6715  
Tank Status: Currently in use  
Tank Last Used: Not reported  
Enforcement: No  
Fee Owed: No  
Tank Number: 1  
Tank Capacity: 25000  
Tank Age: 50  
Tank Red Tag: No  
Tank Substance: Heating Oil  
Permit Number: Not reported  
Permit Expires: Not reported

Facility ID: 2022115  
Facility ID 2 : 206933685  
Status: Active  
Owner Name: SIP North Stetson Venture, LLC  
Owner Address: 130 E. Randolph  
Chicago, IL 60601  
Contact: Dennis Lambert  
Phone #: (312) 565-6715  
Tank Status: Currently in use  
Tank Last Used: Not reported  
Enforcement: No  
Fee Owed: No  
Tank Number: 2  
Tank Capacity: 25000  
Tank Age: 50  
Tank Red Tag: No  
Tank Substance: Heating Oil  
Permit Number: Not reported  
Permit Expires: Not reported

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

22 METROPOLITAN MGMT CO  
WNW 233 N MICHIGAN AVE B  
< 1/8 CHICAGO, IL 60601  
660 ft.

RCRIS-SQG 1004693339  
FINDS ILR984816462

Relative:  
Higher

RCRIS:  
Owner: METROPOLITAN MGMT CO  
EPA ID: ILR984816462

Actual:  
601 ft.

Contact: LOUIS WALLNER  
(312) 819-4449

Classification: Conditionally Exempt Small Quantity Generator  
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Resource Conservation and Recovery Act Information system

D23 MYCOM  
SE 320 E RANDOLPH ST  
1/8-1/4 CHICAGO, IL 60601  
660 ft.

RCRIS-SQG 1001227915  
FINDS ILR000053637

Relative:  
Lower

Site 3 of 3 in cluster D

RCRIS:

Owner: MYCOM  
(847) 806-6886  
EPA ID: ILR000053637

Actual:  
591 ft.

Contact: HUMBERTO ELIZONDO  
(847) 806-6886

Classification: Small Quantity Generator  
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Resource Conservation and Recovery Act Information system

E24 NATIONAL BANK OF GREECE  
WSW 168 N MICHIGAN AVE  
1/8-1/4 CHICAGO, IL 60602  
664 ft.

RCRIS-SQG 1000986579  
FINDS ILR000001081

Relative:  
Higher

Site 2 of 2 in cluster E

Actual:  
595 ft.

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation    Site

MAP FINDINGS

Database(s)    EDR ID Number  
EPA ID Number

NATIONAL BANK OF GREECE (Continued)

1000986579

RCRIS:

Owner: NATIONAL BANK OF GREECE  
(312) 263-2643  
EPA ID: ILR000001081  
Contact: DANIEL O SULLIVAN  
(312) 263-2643

Classification: Small Quantity Generator  
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Resource Conservation and Recovery Act Information system

G25    RADIO SHACK  
NW    311 N MICHIGAN AVE  
1/8-1/4    CHICAGO, IL 60606  
695 ft.

UST    U003668098  
N/A

Site 1 of 4 in cluster G

Relative:  
Higher

UST:

Actual:  
599 ft.

Facility ID: 2036957  
Facility ID 2 : 1808193352  
Status: Exempt  
Owner Name: Axiom Real Estate Management Inc  
Owner Address: 211 Estwacker Dr Suite 700  
Chicago, IL 60606  
Contact: Lee Steven R  
Phone #: (312) 899-1893  
Tank Status: Exempt from registration  
Tank Last Used: 12/31/1973 00:00:00  
Enforcement: No  
Fee Owed: No  
Tank Number: 1  
Tank Capacity: 1200  
Tank Age: Not reported  
Tank Red Tag: No  
Tank Substance: Not reported  
Permit Number: Not reported  
Permit Expires: Not reported

G26    WALGREENS #1332  
WNW    300 N MICHIGAN AVE  
1/8-1/4    CHICAGO, IL 60601  
702 ft.

RCRIS-SQG    1001485167  
FINDS    ILR000063636

Site 2 of 4 in cluster G

Relative:  
Higher

Actual:  
600 ft.

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number  
EPA ID Number

WALGREENS #1332 (Continued)

1001485167

RCRIS:

Owner: WALGREEN STORES

(847) 914-2500

EPA ID: ILR000063636

Contact: RUSS ROELLER

(919) 484-3631

Classification: Small Quantity Generator

TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Resource Conservation and Recovery Act Information system

G27 333 BLDG CORP  
NW 333 N MICHIGAN AVE  
1/8-1/4 CHICAGO, IL 60601  
775 ft.

RCRIS-SQG 1001087122  
FINDS ILR000018499

Site 3 of 4 in cluster G

Relative:  
Higher

RCRIS:

Owner: 333 BLDG CORPORATION

(312) 726-8333

Actual:  
599 ft.

EPA ID: ILR000018499

Contact: RICHARD CISEK

(312) 726-8333

Classification: Small Quantity Generator

TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Permit Compliance System

Resource Conservation and Recovery Act Information system

28 DART PRINTING  
West 70 E LAKE ST  
1/8-1/4 CHICAGO, IL 60601  
789 ft.

RCRIS-SQG 1000393552  
FINDS ILD981796261

Relative:  
Higher

RCRIS:

Owner: DART PRINTING

(312) 236-1280

Actual:  
600 ft.

EPA ID: ILD981796261

Contact: CRAIG MURPHY

(312) 236-1280

Classification: Conditionally Exempt Small Quantity Generator

TSDF Activities: Not reported

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

DART PRINTING (Continued)

1000393552

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Resource Conservation and Recovery Act Information system

G29 JEWEL BUILDING CORP  
NW 332 N MICHIGAN AVE  
1/8-1/4 CHICAGO, IL 60601  
806 ft.

UST U003668003  
N/A

Site 4 of 4 in cluster G

Relative:  
Higher

UST:

Actual:  
600 ft.

Facility ID: 2036846  
Facility ID 2 : 88907206  
Status: Exempt  
Owner Name: Jewel Building Corp  
Owner Address: 332 N Michigan Ave  
Chicago, IL 60601  
Contact: Ahern J William  
Phone #: (312) 346-7260  
Tank Status: Exempt from registration  
Tank Last Used: 12/31/1973 00:00:00  
Enforcement: No  
Fee Owed: No  
Tank Number: 1  
Tank Capacity: 1100  
Tank Age: Not reported  
Tank Red Tag: No  
Tank Substance: Heating Oil  
Permit Number: Not reported  
Permit Expires: Not reported

30 3 ILLINOIS CENTER  
NNE 303 E WACKER DR  
1/8-1/4 CHICAGO, IL 60601  
809 ft.

RCRIS-SQG 1001087094  
FINDS ILR000018200

Relative:  
Lower

RCRIS:

Actual:  
586 ft.

Owner: CORPORATION  
(312) 819-3735  
EPA ID: ILR000018200  
Contact: MICHAEL J LEONARD  
(312) 819-3735  
Classification: Small Quantity Generator  
TSDF Activities: Not reported  
Violation Status: No violations found



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

3 ILLINOIS CENTER (Continued)

1001087094

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Resource Conservation and Recovery Act Information system

31 THE BUCKINGHAM  
SE 360 E RANDOLPH  
1/8-1/4 CHICAGO, IL 60601  
827 ft.

RCRIS-SQG 1001087111  
FINDS ILR000018382

Relative: RCRIS:  
Lower Owner: PARATE JESUS  
(312) 938-1544  
Actual: EPA ID: ILR000018382  
590 ft. Contact: Not reported  
Classification: Small Quantity Generator  
TSDF Activities: Not reported  
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Resource Conservation and Recovery Act Information system

32 SWISSOTEL  
NE 323 E WACKER DR  
1/8-1/4 CHICAGO, IL 60601  
859 ft.

RCRIS-SQG 1004695065  
FINDS ILR000007013

Relative: RCRIS:  
Lower Owner: SWISSOTEL  
(312) 565-0565  
Actual: EPA ID: ILR000007013  
586 ft. Contact: WILLIAM BARO  
(312) 565-0565  
Classification: Conditionally Exempt Small Quantity Generator  
TSDF Activities: Not reported  
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Resource Conservation and Recovery Act Information system

33 HYATT REGENCY OF CHICAGO  
NNW 203 EAST WACKER DR.  
1/8-1/4 CHICAGO, IL 60601  
860 ft.

LUST S104522763  
N/A

Relative: LUST:  
Lower Incident Num : 950022  
IL EPA Id : 0316325222  
Actual: IEMA Date : 01/04/1995  
587 ft. Attn : Bill Clark  
PRP Name : Hyatt Regency of Chicago  
PRP Address : 151 East Wacker Dr.

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

HYATT REGENCY OF CHICAGO (Continued)

S104522763

Chicago, IL 60601  
PRP Phone : Not reported  
Non LUST Determination Letter : / /  
NFA/NFR Letter : 06/06/1997  
Site Classification : Not reported  
Project Manager : Kohrmann  
Project Manager Phone: Not reported  
Email : Not reported  
Section 57.59(g) : 732  
Section 57.59(g) Letter : / /  
Product - Gasoline: False  
Product - Unleaded Gas: False  
Product - Deisel: True  
Product - Fuel Oil: False  
Product - Jet Fuel: False  
Product - Used Oil: False  
Product - Non Petro: False  
Product - Other Petro: False  
20 Report Received : / /  
45 Report Received : 05/18/1995  
NFR Date Recorded : 09/24/1998

H34  
NNW  
1/8-1/4  
990 ft.

HYATT REGENCY CHICAGO  
151 E WACKER DR  
CHICAGO, IL 60601

RCRIS-SQG 1000421524  
FINDS ILD072336969  
UST

Site 1 of 3 in cluster H

Relative:  
Higher

Actual:  
593 ft.

RCRIS:  
Owner: AMERICAN NATL BANK AND TRUST CO  
(312) 555-1212  
EPA ID: ILD072336969  
Contact: LEROY GOWLOVECH  
(312) 565-1234  
Classification: Small Quantity Generator  
TSDF Activities: Not reported  
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Aerometric Information Retrieval System/AIRS Facility Subsystem  
Resource Conservation and Recovery Act Information system

UST:

Facility ID: 2024389  
Facility ID 2 : 466744743  
Status: Closed  
Owner Name: Hyatt Corp  
Owner Address: 151 E Wacker Dr  
Chicago, IL 60601  
Contact: Healy, John P.  
Phone #: (312) 565-1234  
Tank Status: Abandoned in place  
Tank Last Used: Not reported  
Enforcement: No  
Fee Owed: No  
Tank Number: 1



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

RANDOLPH & WABASH (Continued)

U000790767

Permit Expires: Not reported

Facility ID: 2030553  
Facility ID 2 : 1372275232  
Status: Inactive  
Owner Name: American Natl Bank & Tr Co  
Owner Address: 33 N Lasalle

Tr 32671  
Chicago, IL 60690  
Contact: Fields Vivian  
Phone #: (312) 726-9622  
Tank Status: Permanently out of use  
Tank Last Used: 1/1/1901 00:00:00  
Enforcement: No  
Fee Owed: No  
Tank Number: 2  
Tank Capacity: 500  
Tank Age: 101  
Tank Red Tag: No  
Tank Substance: Not reported  
Permit Number: Not reported  
Permit Expires: Not reported

Facility ID: 2030553  
Facility ID 2 : 1372275232  
Status: Inactive  
Owner Name: American Natl Bank & Tr Co  
Owner Address: 33 N Lasalle

Tr 32671  
Chicago, IL 60690  
Contact: Fields Vivian  
Phone #: (312) 726-9622  
Tank Status: Permanently out of use  
Tank Last Used: 1/1/1901 00:00:00  
Enforcement: No  
Fee Owed: No  
Tank Number: 3  
Tank Capacity: 1000  
Tank Age: 101  
Tank Red Tag: No  
Tank Substance: Not reported  
Permit Number: Not reported  
Permit Expires: Not reported

I43 BUILDING  
West 203 N WABASH  
1/8-1/4 CHICAGO, IL 60601  
1152 ft.

UST U003667927  
N/A

Relative: Site 3 of 4 in cluster 1  
Higher UST:

Actual: Facility ID: 2036763  
601 ft. Facility ID 2 : 1134068388  
Status: Exempt  
Owner Name: Maciejewski Lisa  
Owner Address: 203 N Wabash Ave  
Chicago, IL 60601  
Contact: Maciejewski Lisa  
Phone #: (312) 726-3541

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

BUILDING (Continued)

U003667927

Tank Status: Exempt from registration  
Tank Last Used: 12/31/1973 00:00:00  
Enforcement: No  
Fee Owed: No  
Tank Number: 1  
Tank Capacity: 6000  
Tank Age: Not reported  
Tank Red Tag: No  
Tank Substance: Heating Oil  
Permit Number: Not reported  
Permit Expires: Not reported

K44 ILLINOIS CENTER PLAZA VENTURE  
NW 111 E WACKER DR STE 1200  
1/8-1/4 CHICAGO IL 60601  
1159 ft.

FINDS 1000907026  
RCRIS-LQG IL0000341800

Relative:  
Higher Site 1 of 2 in cluster K

RCRIS:  
Owner: ILLINOIS CENTER PLAZA VENTURE  
(312) 938-2678  
Actual: EPA ID: IL0000341800  
601 ft. Contact: JOHN BROWN  
(312) 938-2678

Classification: Large Quantity Generator  
TSDF Activities: Not reported  
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Permit Compliance System  
Resource Conservation and Recovery Act Information system

K45 JOHN BUCK CO THE  
NW 111 WACKER DR  
1/8-1/4 CHICAGO, IL 60601  
1159 ft.

RCRIS-SQG 1001024608  
FINDS ILR000005827

Relative:  
Higher Site 2 of 2 in cluster K

RCRIS:  
Owner: JOHN BUCK CO THE  
(312) 819-4472  
Actual: EPA ID: ILR000005827  
601 ft. Contact: BILL SMICH  
(312) 819-4472

Classification: Small Quantity Generator  
TSDF Activities: Not reported

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

JOHN BUCK CO THE (Continued)

1001024608

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Resource Conservation and Recovery Act Information system

46  
WNW  
1/8-1/4  
1185 ft.

EXECUTIVE PLAZA HOTEL  
71 E WACKER DRIVE  
CHICAGO, IL 60601

UST U003668258  
N/A

Site 1 of 3 in cluster L

Relative:  
Higher

UST:

Actual:  
603 ft.

Facility ID: 2037315  
Facility ID 2 : 779659478  
Status: Closed  
Owner Name: Executive Plaza Inc  
Owner Address: St James Court Hotels & Apartments  
C/O Taj International Hotels  
London, ?? 99999  
Contact: Murphy Robert  
Phone #: (312) 346-7100  
Tank Status: Abandoned in place  
Tank Last Used: 12/22/1998 00:00:00  
Enforcement: No  
Fee Owed: No  
Tank Number: 1  
Tank Capacity: 10000  
Tank Age: 41  
Tank Red Tag: No  
Tank Substance: Heating Oil  
Permit Number: Not reported  
Permit Expires: Not reported

Facility ID: 2037315  
Facility ID 2 : 779659478  
Status: Closed  
Owner Name: Executive Plaza Inc  
Owner Address: St James Court Hotels & Apartments  
C/O Taj International Hotels  
London, ?? 99999  
Contact: Murphy Robert  
Phone #: (312) 346-7100  
Tank Status: Abandoned in place  
Tank Last Used: 1/1/1973 00:00:00  
Enforcement: No  
Fee Owed: No  
Tank Number: 2  
Tank Capacity: 10000  
Tank Age: 41  
Tank Red Tag: No  
Tank Substance: Heating Oil  
Permit Number: Not reported  
Permit Expires: Not reported

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

L47 TAJ INTERNATIONAL HOTELS  
WNW 71 EAST WACKER DR.  
1/8-1/4 CHICAGO, IL 60601  
1185 ft.

LUST S104528812  
N/A

Site 2 of 3 in cluster L

Relative:  
Higher

LUST:

Actual:  
603 ft.

Incident Num : 981467  
IL EPA Id : 0316325304  
IEMA Date : 06/18/1998  
Altn : Navneet Bali  
PRP Name : TAJ International Hotels  
PRP Address : St. James Ct. Hotel & Apts. Buckingham Gate  
London, U. K. SW1E6  
PRP Phone : Not reported  
Non LUST Determination Letter : / /  
NFA/NFR Letter : 08/31/1999  
Site Classification : Not reported  
Project Manager : Jones  
Project Manager Phone: (217) 524-1253  
Email : Steve.Jones@epa.state.il.us  
Section 57.59(g) : 732  
Section 57.59(g) Letter : / /  
Product - Gasoline: False  
Product - Unleaded Gas: False  
Product - Deisel: False  
Product - Fuel Oil: True  
Product - Jet Fuel: False  
Product - Used Oil: False  
Product - Non Petro: False  
Product - Other Petro: True  
20 Report Received : 07/28/1998  
45 Report Received : 04/26/1999  
NFR Date Recorded : 01/05/2000

48 ALFRED MOSSNER CO  
WSW 137 N WABASH  
1/8-1/4 CHICAGO, IL 60602  
1197 ft

UST U001141831  
N/A

Relative:  
Higher

UST:

Actual:  
596 ft.

Facility ID: 2030374  
Facility ID 2 : 662753231  
Status: Closed  
Owner Name: Alfred Mossner Co  
Owner Address: 137 N Wabash  
Chicago, IL 60602  
Contact: Boggess Thomas  
Phone #: (312) 372-8600  
Tank Status: Abandoned in place  
Tank Last Used: 5/1/1984 00:00:00  
Enforcement: No  
Fee Owed: No  
Tank Number: 1  
Tank Capacity: 1100  
Tank Age: 97  
Tank Red Tag: No  
Tank Substance: Heating Oil  
Permit Number: Not reported  
Permit Expires: Not reported

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

49 CHICAGO CITY COLLEGES HAROLD WASHINGTON  
West 30 E LAKE ST  
1/8-1/4 CHICAGO, IL 60601  
1199 ft.

RCRIS-SQG 1000166360  
FINDS ILD984784819

Relative: RCRIS:  
Higher Owner: PUBLIC BUILDING COMM  
EPA ID: ILD984784819  
Actual: Contact: GEORGE STLASKE  
600 ft. (312) 855-8101  
Classification: Conditionally Exempt Small Quantity Generator  
TSDF Activities: Not reported  
Violation Status: No violations found

FINDS:  
Other Pertinent Environmental Activity Identified at Site:  
Resource Conservation and Recovery Act Information system

L50 DEPT STREETS & SANITATION  
WNW 50 E WACKER DR LL  
1/8-1/4 CHICAGO, IL 60601  
1203 ft.

UST U000864856  
N/A

Site 3 of 3 in cluster L

Relative: UST:  
Higher Facility ID: 2018795  
Actual: Facility ID 2 : 718876721  
603 ft. Status: Closed  
Owner Name: City of Chicago  
Owner Address: 30 N. LaSalle St., 37th Floor  
Department of Environment  
Chicago, IL 60602  
Contact: Bolger, Richard E.  
Phone #: (312) 548-1011  
Tank Status: Removed  
Tank Last Used: Not reported  
Enforcement: No  
Fee Owed: No  
Tank Number: 1  
Tank Capacity: 3000  
Tank Age: 32  
Tank Red Tag: No  
Tank Substance: Diesel  
Permit Number: Not reported  
Permit Expires: Not reported

I51 FIRST CAPITAL GROUP CARTAGE  
West 203 N WABASH STE 2110  
1/8-1/4 CHICAGO, IL 60601  
1209 ft.

RCRIS-SQG 1001076995  
FINDS ILR000013151

Site 4 of 4 in cluster I

Relative:  
Higher

Actual:  
601 ft.

Map ID  
Direction  
Distance  
Distance (ft)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

FIRST CAPITAL GROUP CARTAGE (Continued)

1001076995

RCR S:

Owner: CALDWELL MELVIN  
(312) 357-0117  
EPA ID: ILR000013151  
Contact: MELVIN CALDWELL  
(312) 357-0117

Classification: Small Quantity Generator  
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Resource Conservation and Recovery Act Information system

52  
NNE  
1/4-1/2  
1551 ft.

CHICAGO DOCK & CANAL TRUST  
315 EAST NORTH WATERS ST.  
CHICAGO, IL 60611

LUST S104527648  
N/A

Relative:  
Lower

LUST:

Actual:  
588 ft.

Incident Num : 891651  
IL EPA Id : 0316085053  
IEMA Date : 08/30/1989  
Attn : Tom Walker  
PRP Name : Chicago Dock & Canal Trust  
PRP Address : 401 North Michigan Ave.  
Chicago, IL 60611  
PRP Phone : Not reported  
Non LUST Determination Letter : / /  
NFA/NFR Letter : 05/13/1991  
Site Classification : Not reported  
Project Manager : NOT ASSIGNED  
Project Manager Phone: Not reported  
Email : Not reported  
Section 57.59(g) : 731  
Section 57.59(g) Letter : / /  
Product - Gasoline: False  
Product - Unleaded Gas: False  
Product - Deisel: False  
Product - Fuel Oil: True  
Product - Jet Fuel: False  
Product - Used Oil: False  
Product - Non Petro: False  
Product - Other Petro: False  
20 Report Received : 02/29/1992  
45 Report Received : 02/29/1992  
NFR Date Recorded : / /

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

53 WILLIAM I. WRIGLEY CO.  
NNW 410 NORTH RUSH ST.  
1/4-1/2 CHICAGO, IL 60611  
1556 ft.

LUST S104525441  
N/A

Relative: LUST:  
Equal Incident Num : 913263  
IL EPA Id : 0316085118  
Actual: IEMA Date : 11/12/1991  
592 ft. Attn : Susan Tindall  
PRP Name : William I. Wrigley Co.  
PRP Address : 400 North Michigan Ave., Suite 600  
Chicago, IL 60611  
PRP Phone : Not reported  
Non LUST Determination Letter : / /  
NFA/NFR Letter : 02/13/1992  
Site Classification : Not reported  
Project Manager : Irwin  
Project Manager Phone: Not reported  
Email : Not reported  
Section 57.59(g) : 731  
Section 57.59(g) Letter : / /  
Product - Gasoline: False  
Product - Unleaded Gas: False  
Product - Deisel: False  
Product - Fuel Oil: True  
Product - Jet Fuel: False  
Product - Used Oil: False  
Product - Non Petro: False  
Product - Other Petro: False  
20 Report Received : 11/25/1991  
45 Report Received : 12/27/1991  
NFR Date Recorded : / /

54 SAK'S FIFTH AVE.  
SSW 36 SOUTH WABASH  
1/4-1/2 CHICAGO, IL 60603  
1847 ft.

LUST S104564437  
N/A

Relative: LUST:  
Higher Incident Num : 20001227  
IL EPA Id : 0316325333  
Actual: IEMA Date : 06/27/2000  
594 ft. Attn : Bill Simpson  
PRP Name : Sak's Fifth Ave.  
PRP Address : P.O. Box 20080  
Jackson, MS 39289  
PRP Phone : 6015925526  
Non LUST Determination Letter : / /  
NFA/NFR Letter : / /  
Site Classification : Not reported  
Project Manager : NOT ASSIGNED  
Project Manager Phone: Not reported  
Email : Not reported  
Section 57.59(g) : 732  
Section 57.59(g) Letter : / /  
Product - Gasoline: False  
Product - Unleaded Gas: False  
Product - Deisel: False  
Product - Fuel Oil: False  
Product - Jet Fuel: False

Map ID  
Direction  
Distance  
Distance (ft)  
Elevation

MAP FINDINGS

SAK'S FIFTH AVE. (Continued)

EDR ID Number  
EPA ID Number

Database(s)

S104564437

Product - Used Oil: False  
Product - Non Petro: False  
Product - Other Petro: True  
20 Report Received : 09/20/2000  
45 Report Received : 10/10/2000  
NFR Date Recorded : / /

M55 MCL, INC.  
NNE 300 EAST ILLINOIS ST.  
1/4-1/2 CHICAGO, IL 60611  
1962 ft.

LUST S104529845  
N/A

Site 1 of 3 in cluster M

Relative:  
Lower

LUST:

Actual:  
590 ft.

Incident Num : 991379  
IL EPA Id : 0316085342  
IEMA Date : 06/09/1999  
Attn : Wendy Grued  
PRP Name : MCL, Inc.  
PRP Address : P.O. Box 637  
West Chicago, IL 60186  
PRP Phone : 6305130122  
Non LUST Determination Letter : / /  
NFA/NFR Letter : / /  
Site Classification : Not reported  
Project Manager : NOT ASSIGNED  
Project Manager Phone: Not reported  
Email : Not reported  
Section 57.59(g) : 732  
Section 57.59(g) Letter : / /  
Product - Gasoline: False  
Product - Unleaded Gas: False  
Product - Diesel: True  
Product - Fuel Oil: False  
Product - Jet Fuel: False  
Product - Used Oil: False  
Product - Non Petro: False  
Product - Other Petro: False  
20 Report Received : / /  
45 Report Received : / /  
NFR Date Recorded : / /

56 SIMS LTD.  
NNW 505 NORTH MICHIGAN AVE.  
1/4-1/2 CHICAGO, IL 60611  
1986 ft.

LUST S104527886  
N/A

Relative:  
Lower

LUST:

Actual:  
591 ft.

Incident Num : 890394  
IL EPA Id : 0316085043  
IEMA Date : 03/14/1989  
Attn : Dale Schroder  
FRP Name : MAT Assoc.  
FRP Address : 401 North Michigan Ave., Suite 830  
Chicago, IL 60611  
PRP Phone : Not reported  
Non LUST Determination Letter : / /  
NFA/NFR Letter : / /



Map ID  
 Direction  
 Distance  
 Distance (ft.)  
 Elevation

MAP FINDINGS

Database(s)  
 EDR ID Number  
 EPA ID Number

SIMS LTD. (Continued)

S104527886

Site Classification : Not reported  
 Project Manager : NOT ASSIGNED  
 Project Manager Phone: Not reported  
 Email : Not reported  
 Section 57.59(g) : 731  
 Section 57.59(g) Letter : / /  
 Product - Gasoline: False  
 Product - Unleaded Gas: False  
 Product - Diesel: False  
 Product - Fuel Oil: True  
 Product - Jet Fuel: False  
 Product - Used Oil: False  
 Product - Non Petro: False  
 Product - Other Petro: False  
 20 Report Received : / /  
 45 Report Received : / /  
 NFR Date Recorded : / /

M57 CHICAGO DOCK & CANAL TRUST  
 NNE 316 EAST ILLINOIS ST.  
 1/4-1/2 CHICAGO, IL 60610  
 2023 ft.

LUST S104521627  
 N/A

Site 2 of 3 in cluster M

Relative:  
 Lower

LUST:

Actual:  
 589 ft.

Incident Num : 970283  
 IL EPA Id : 0316085272  
 IEMA Date : 02/18/1997  
 Attn : Charles Gardner  
 PRP Name : Chicago Dock & Canal Trust  
 PRP Address : 455 East Illinois, Suite 565  
 Chicago, IL 60611  
 PRP Phone : Not reported  
 Non LUST Determination Letter : 05/01/1997  
 NFA/NFR Letter : / /  
 Site Classification : Not reported  
 Project Manager : Davison  
 Project Manager Phone: Not reported  
 Email : Not reported  
 Section 57.59(g) : 732  
 Section 57.59(g) Letter : / /  
 Product - Gasoline: False  
 Product - Unleaded Gas: False  
 Product - Diesel: False  
 Product - Fuel Oil: False  
 Product - Jet Fuel: False  
 Product - Used Oil: False  
 Product - Non Petro: False  
 Product - Other Petro: True  
 20 Report Received : / /  
 45 Report Received : / /  
 NFR Date Recorded : / /

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

M58 LINDSAY LIGHT II  
NNE 316 EAST ILLINOIS  
1/4-1/2 CHICAGO, IL 60611  
2023 ft.

CERCLIS 1000842837  
FINDS IL0000002212

Site 3 of 3 in cluster M

Relative:  
Lower

CERCLIS Classification Data:

Site incident category: Not reported

Federal Facility: Not a Federal Facility

Actual:  
589 ft.

Non NPL Status: Removal Only Site (No Site Assessment Work Needed)

Ownership Status: Unknown

NPL Status: Not on the NPL

Site Description: FORMER LOCATION OF LINDSAY LIGHT--A GAS MANTLE MANUFACTURER WHO USED THORIUM NITRATE DURING MANUFACTURING. THORIUM IS RADIOACTIVE. ELEVATED GAMMA LEVELS WERE FOUND ON THE PROPERTY, WHICH VERFIES THE PRESENCE OF RADIONUCLIDES.

CERCLIS Assessment History:

Assessment: ADMIN ORDER ON CONSENT

Completed: 01/27/1994

Assessment: PRP REMOVAL

Completed: 03/13/1996

Assessment: UNILATERAL ADMIN ORDER

Completed: 06/06/1996

Assessment: PRP REMOVAL

Completed: 05/19/2000

Assessment: PRP REMOVAL

Completed: 03/21/2003

CERCLIS Site Status:

Ceased up

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Comprehensive Environmental Response, Compensation and Liability Information System  
Integrated Compliance Information

N59 THE HERTZ CORP.  
NW 9 WEST KINZIE ST.  
1/4-1/2 CHICAGO, IL 60610  
2039 ft.

LUST S104529400  
N/A

Site 1 of 2 in cluster N

Relative:  
Higher

LUST:

Incident Num : 990197  
IL EPA Id : 0316085171  
IEMA Date : 01/29/1999  
Attn : Susan Pinera  
PRP Name : Hertz Corp.  
PRP Address : 225 Brae Blvd.  
Park Ridge, NJ 07656  
PRP Phone : 2013072547  
Non LUST Determination Letter : / /  
NFA/NFR Letter : 07/12/2000  
Site Classification : Not reported  
Project Manager : Eppley  
Project Manager Phone: (217) 524-4653  
Email : Not reported  
Section 57.59(g) : 732  
Section 57.59(g) Letter : / /  
Product - Gasoline: True  
Product - Unleaded Gas: False  
Product - Diesel: False  
Product - Fuel Oil: False  
Product - Jet Fuel: False  
Product - Used Oil: False  
Product - Non Petro: False  
Product - Other Petro: False  
20 Report Received : / /  
45 Report Received : 08/24/1999

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation    Site

MAP FINDINGS

Database(s)    EDR ID Number  
EPA ID Number

CHICAGO YACHT CLUB (Continued)

U000865013

Incident Num : 982781  
IL EPA Id : 0316325143  
IEMA Date : 11/09/1998  
Attn : Tom Holten  
PRP Name : Chicago Yacht Club  
PRP Address : 400 East Monroe  
Chicago, IL 60603  
PRP Phone : 3128617777  
Non LUST Determination Letter : / /  
NFA/NFR Letter : / /  
Site Classification : Not reported  
Project Manager : Heaton  
Project Manager Phone : (217) 524-3312  
Email : Mike.Heaton@epa.state.il.us  
Section 57.59(g) : 732  
Section 57.59(g) Letter : / /  
Product - Gasoline: True  
Product - Unleaded Gas: False  
Product - Deisel: False  
Product - Fuel Oil: False  
Product - Jet Fuel: False  
Product - Used Oil: False  
Product - Non Petro: False  
Product - Other Petro: False  
20 Report Received : 12/29/1998  
45 Report Received : 12/28/1998  
NFR Date Recorded : / /

UST:

Facility ID: 2006854  
Facility ID 2 : 905148799  
Status: Closed  
Owner Name: Chicago Yacht Club  
Owner Address: 400 E. Monroe Street  
Chicago, IL 60603  
Contact: John Day  
Phone #: (312) 861-7777  
Tank Status: Removed  
Tank Last Used: 11/8/1998 00:00:00  
Enforcement: No  
Fee Owed: No  
Tank Number: 1  
Tank Capacity: 3000  
Tank Age: 24  
Tank Red Tag: No  
Tank Substance: Gasoline  
Permit Number: Not reported  
Permit Expires: Not reported

Facility ID: 2006854  
Facility ID 2 : 905148799  
Status: Closed  
Owner Name: Chicago Yacht Club  
Owner Address: 400 E. Monroe Street  
Chicago, IL 60603  
Contact: John Day  
Phone #: (312) 861-7777

Map : D  
Direction  
Distance  
Distance (ft.)  
Elevation    Site

MAP FINDINGS

EDR ID Number  
EPA ID Number  
Database(s)

CHICAGO YACHT CLUB (Continued)

U000865013

Tank Status:        Removed  
Tank Last Used:    11/8/1998 00:00:00  
Enforcement:       No  
Fee Owed:           No  
Tank Number:       2  
Tank Capacity:      3000  
Tank Age:           24  
Tank Red Tag:       No  
Tank Substance:    Gasoline  
Permit Number:     Not reported  
Permit Expires:     Not reported

Facility ID:        2006854  
Facility ID 2 :     905148799  
Status:              Closed  
Owner Name:        Chicago Yacht Club  
Owner Address:     400 E. Monroe Street  
                         Chicago, IL 60603

Contact:            John Day  
Phone #:            (312) 861-7777  
Tank Status:        Removed  
Tank Last Used:    11/8/1998 00:00:00  
Enforcement:       No  
Fee Owed:           No  
Tank Number:       3  
Tank Capacity:      3000  
Tank Age:           24  
Tank Red Tag:       No  
Tank Substance:    Diesel  
Permit Number:     Not reported  
Permit Expires:     Not reported

Facility ID:        2006854  
Facility ID 2 :     905148799  
Status:              Closed  
Owner Name:        Chicago Yacht Club  
Owner Address:     400 E. Monroe Street  
                         Chicago, IL 60603  
Contact:            John Day  
Phone #:            (312) 861-7777  
Tank Status:        Exempt from registration  
Tank Last Used:    12/31/1973 00:00:00  
Enforcement:       No  
Fee Owed:           No  
Tank Number:       4  
Tank Capacity:      2000  
Tank Age:           Not reported  
Tank Red Tag:       No  
Tank Substance:    Gasoline  
Permit Number:     Not reported  
Permit Expires:     Not reported

Facility ID:        2006854  
Facility ID 2 :     905148799  
Status:              Closed  
Owner Name:        Chicago Yacht Club  
Owner Address:     400 E. Monroe Street

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

CHICAGO YACHT CLUB (Continued)

U000865013

Chicago, IL 60603  
Contact: John Day  
Phone #: (312) 861-7777  
Tank Status: Exempt from registration  
Tank Last Used: 12/31/1973 00:00:00  
Enforcement: No  
Fee Owed: No  
Tank Number: 5  
Tank Capacity: 2000  
Tank Age: Not reported  
Tank Red Tag: No  
Tank Substance: Gasoline  
Permit Number: Not reported  
Permit Expires: Not reported

Facility ID: 2006854  
Facility ID 2 : 905148799  
Status: Closed  
Owner Name: Chicago Yacht Club  
Owner Address: 400 E. Monroe Street  
Chicago, IL 60603  
Contact: John Day  
Phone #: (312) 861-7777  
Tank Status: Exempt from registration  
Tank Last Used: 12/31/1973 00:00:00  
Enforcement: No  
Fee Owed: No  
Tank Number: 6  
Tank Capacity: 1000  
Tank Age: Not reported  
Tank Red Tag: No  
Tank Substance: Heating Oil  
Permit Number: Not reported  
Permit Expires: Not reported

65  
North  
1/4-1/2  
2282 ft.  
BREGY CLEANERS  
542 NORTH ST. CLAIR STREET  
CHICAGO, IL 60611

SRP S104491545  
Inst Control N/A

Relative: IL INSTITUTIONAL CONTROL:  
Lower Illinois Epa Id : 0316085021  
NFR Letter : 09/08/99  
Actual: Date NFR Recorded : 10/19/99  
590 ft. Type Of Site : Residential  
Comprehensive / Focused : Focused  
Remediation Applicant : Mr. James Brennan  
RA Company : Brennan Enterprises, L.L.C.  
RA Address : 155 Montgomery Street  
RA Secondary Address : 15th Floor  
San Francisco, CA, 94104  
Institutional Controls : Groundwater use restriction  
Engineered Barriers : Not reported  
Worker Caution : False  
Acres : 0.21799

SRP:  
IL EPA Id : 0316085021  
US EPA Id : ILD049811953

Map ID  
Direction  
Distance  
Distance (ft)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

BREGY CLEANERS (Continued)

S104491545

Sec. 4 Letter Date : / /  
Remediation Applicant Co : Brennan Enterprises, L.L.C.  
Remediation Applicant Title : Mr.  
Contact First Name: James  
Contact Last Name : Brennan  
Contact Address: 155 Montgomery Street  
15th Floor  
San Francisco, CA, 94104  
Contact Phone : (415) 217-4800  
Date Enrolled : 05/07/99  
Consultant Company : ARCADIS Geraghty & Miller, Inc.  
Point Of Contact : Jack Kratzmeyer  
Consultant Address: 35 East Wacker Drive  
Suite 1000  
Chicago, IL, 60601  
Consultant Phone : (312) 263-6703  
Proj Mgr Assigned : Cummings  
No Further Remediation Letter Dt : 09/08/99  
NFR Recorded : 10/19/99  
Active : False  
Total Acres : 0.21800  
Lat/Long : 41.89250 / -87.62289

66 THE LINDSAY LIGHT COMPANY  
NNW 161 EAST GRAND AVE  
1/4-1/2 CHICAGO, IL 60611  
2296 ft

CERCLIS 1007372412  
ILN000509092

Relative: CERCLIS Classification Data:  
Lower Site incident category: Not reported Federal Facility: Not a Federal Facility  
Non NPL Status: Removal Only Site (No Site Assessment Work Needed)  
Actual: Ownership Status: Not reported NPL Status: Not on the NPL  
590 ft. Site Description: The 161 East Grand Building is a four-story commercial building that has been the subject of numerous investigations because of its role in the gas mantle manufacturing in the early 1900's. 161 East Grand is one of the former gas mantle manufacturing locations for the Lindsay Light Chemical Company, which refined thorium containing ores and made incandescent gas mantles for home and street lighting. USEPA initially investigated the 161 East Grand Building in 191 and in the building.

67 AV'S RENT A CAR SYSTEM, INC.  
West 214 NORTH CLARK ST.  
1/4-1/2 CHICAGO, IL 60601  
2351 ft

LUST S104564453  
N/A

Relative: LUST:  
Higher Incident Num : 20001243  
IL EPA Id : 0316325269  
Actual: IEMA Date : 06/29/2000  
598 ft. Attn : Rose Pelino Cola  
PRP Name : Avis Rent A Car System, Inc.  
PRP Address : 900 Old Country Rd.  
Garden City, NY 11530  
PRP Phone : 5162224735  
Non LUST Determination Letter : / /  
NFA/NFR Letter : 11/08/2001  
Site Classification : Not reported

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

AVIS RENT A CAR SYSTEM INC. (Continued)

S104564453

Project Manager : Rossi  
Project Manager Phone: (217) 782-9285  
Email : Jenny.Rossi@epa.state.il.us  
Section 57.59(g) : 732  
Section 57.59(g) Letter : / /  
Product - Gasoline: True  
Product - Unleaded Gas: False  
Product - Deisel: False  
Product - Fuel Oil: False  
Product - Jet Fuel: False  
Product - Used Oil: False  
Product - Non Petro: False  
Product - Other Petro: False  
20 Report Received 07/29/2000  
45 Report Received 10/16/2000  
NFR Date Recorded : 12/17/2001

68  
SSW  
1/4-1/2  
2390 ft.  
EQUITABLE REAL ESTATE  
200 SOUTH MICHIGAN AVE.  
CHICAGO, IL 60604

LUST S104523251  
N/A

Relative: LUST:  
Higher Incident Num : 940809  
IL EPA Id : 0316325200  
Actual: IEMA Date : 04/15/1994  
594 ft. Attn : Brice Williams  
PRP Name : Equitable Real Estate  
PRP Address : 3414 Peachtree Rd., Suite 1200  
Atlanta, GA 30326  
PRP Phone : Not reported  
Non LUST Determination Letter : / /  
NFA/NFR Letter : 10/12/1995  
Site Classification : Not reported  
Project Manager : Harlow  
Project Manager Phone: Not reported  
Email : Not reported  
Section 57.59(g) : 732  
Section 57.59(g) Letter : / /  
Product - Gasoline: False  
Product - Unleaded Gas: False  
Product - Deisel: False  
Product - Fuel Oil: False  
Product - Jet Fuel: False  
Product - Used Oil: False  
Product - Non Petro: False  
Product - Other Petro: True  
20 Report Received : 05/17/1994  
45 Report Received : 06/09/1994  
NFR Date Recorded : / /

Map ID  
Direction  
Distance  
Distance (ft)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

P39 DANCONA & CO.  
North 247 EAST OHIO ST.  
1/4-1/2 CHICAGO, IL 60611  
2452 ft.

LUST S104523358  
N/A

Site 1 of 3 in cluster P

Relative:  
Lower

LUST:

Incident Num : 940293  
IL EPA Id : 0316085210  
IEMA Date : 02/10/1994  
Attn : Alfred Dancona  
PRP Name : Dancona & Co.  
PRP Address : 120 South Riverside Plaza, Room 1480  
Chicago, IL 60606  
PRP Phone : Not reported  
Non LUST Determination Letter : / /  
NFA/NFR Letter : / /  
Site Classification : Not reported  
Project Manager : Hamilton  
Project Manager Phone: (217) 524-4333  
Email : Jay.Hamilton@epa.state.il.us  
Section 57.59(g) : 732  
Section 57.59(g) Letter : / /  
Product - Gasoline: True  
Product - Unleaded Gas: False  
Product - Deisel: False  
Product - Fuel Oil: False  
Product - Jet Fuel: False  
Product - Used Oil: False  
Product - Non Petro: False  
Product - Other Petro: False  
20 Report Received : 04/28/1994  
45 Report Received : 05/06/1994  
NFR Date Recorded : / /

P70 AMOCO OIL CO. #5911  
North 252 EAST OHIO / FAIRBANKS ST.  
1/4-1/2 CHICAGO, IL 60611  
2480 ft.

LUST S103687555  
N/A

Site 2 of 3 in cluster P

Relative:  
Lower

LUST:

Incident Num : 910751  
IL EPA Id : 0316085094  
IEMA Date : 03/22/1991  
Attn : Lyle Bruce  
PRP Name : Amoco Oil Co.  
PRP Address : 28100 Torch Pkwy., 6-S  
Warrenville, IL 60555  
PRP Phone : Not reported  
Non LUST Determination Letter : / /  
NFA/NFR Letter : 09/21/1999  
Site Classification : Not reported  
Project Manager : Putrich  
Project Manager Phone: (217) 524-4827  
Email : Steve.Putrich@epa.state.il.us  
Section 57.59(g) : 731  
Section 57.59(g) Letter : / /  
Product - Gasoline: True  
Product - Unleaded Gas: False  
Product - Deisel: False



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

AMOCO OIL CO. #5911 (Continued)

S103687555

Product - Fuel Oil: False  
Product - Jet Fuel: False  
Product - Used Oil: False  
Product - Non Petro: False  
Product - Other Petro: False  
20 Report Received : / /  
45 Report Received : / /  
NFR Date Recorded : 12/28/1999

P71 AMOCO OIL CO.  
North 252 EAST OHIO / FAIRBANKS ST.  
1/4-1/2 CHICAGO, IL 60611  
2480 ft.

LUST S103687441  
N/A

Site 3 of 3 in cluster P

Relative:  
Lower

Actual:  
589 ft.

LUST:  
Incident Num : 881746  
IL EPA Id : 0316085094  
IEMA Date : 12/09/1987  
Attn : Lyle Bruce  
PRP Name : Amoco Oil Co.  
PRP Address : 28100 Torch Pkwy., 6-S  
Warrenville, IL 60555  
PRP Phone : Not reported  
Non LUST Determination Letter : / /  
NFA/NFR Letter : 09/21/1999  
Site Classification : Not reported  
Project Manager : Putrich  
Project Manager Phone: (217) 524-4827  
Email : Steve.Putrich@epa.state.il.us  
Section 57.59(g) : 731  
Section 57.59(g) Letter : / /  
Product - Gasoline: True  
Product - Unleaded Gas: False  
Product - Deisel: False  
Product - Fuel Oil: False  
Product - Jet Fuel: False  
Product - Used Oil: False  
Product - Non Petro: False  
Product - Other Petro: False  
20 Report Received : / /  
45 Report Received : / /  
NFR Date Recorded : 12/28/1999

72 GENERAL PARKING CORPORATION  
NNE 341 EAST OHIO STREET  
1/4-1/2 CHICAGO, IL 60611  
2559 ft.

FINDS 1000191915  
RCRIS-LQG ILD980502314  
CORRACTS  
CERC-NFRAP

Relative:  
Lower

Actual:  
589 ft.

CERCLIS-NFRAP Classification Data:  
Site Incident Category: Not reported  
Non NPL Code: DR  
Ownership Status: Unknown  
CERCLIS-NFRAP Assessment History:  
Assessment: DISCOVERY  
Assessment: PRELIMINARY ASSESSMENT  
Assessment: ARCHIVE SITE

Federal Facility: Not a Federal Facility

NPL Status: Not on the NPL

Completed: 08/05/1993  
Completed: 01/04/1994  
Completed: 12/01/1995

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

GENERAL PARKING CORPORATION (Continued)

1000191915

CERCLIS-NFRAP Alias Name(s):  
VELSICOL CHEMICAL CORPORATION  
SANDOZ CORP PROTECTION

CORRACTS Data:

EPA Id: ILD980502314  
Region: 5  
Area Name: ENTIRE FACILITY  
Actual Date: 09/30/1993  
Corrective Action: CA075LO - CA Prioritization, Facility or area was assigned a low corrective action priority  
2002 NAICS Title: Petrochemical Manufacturing  
Cyclic Crude and Intermediate Manufacturing  
Pesticide and Other Agricultural Chemical Manufacturing  
All Other Miscellaneous Chemical Product and Preparation Manufacturing

EPA Id: ILD980502314  
Region: 5  
Area Name: ENTIRE FACILITY  
Actual Date: 12/31/1993  
Corrective Action: CA225NR - Stabilization Measures Evaluation, This facility is , not amenable to stabilization activity at the, present time for reasons other than (1) it appears to be technically, infeasible or inappropriate (NF) or (2) there is a lack of technical, information (IN). Reasons for this conclusion may be the status of, closure at the facility, the degree of risk, timing considerations, the status of corrective action work at the facility, or other, administrative considerations  
2002 NAICS Title: Petrochemical Manufacturing  
Cyclic Crude and Intermediate Manufacturing  
Pesticide and Other Agricultural Chemical Manufacturing  
All Other Miscellaneous Chemical Product and Preparation Manufacturing

RCRIS Corrective Action Summary:

Event: Stabilization Measures Evaluation, This facility is not amenable to stabilization activity at the present time for reasons other than 1) it appears to be technically infeasible or inappropriate (NF) or 2) there is a lack of technical information (IN). Reasons for this conclusion may be the status of closure at the facility, the degree of risk, timing considerations, the status of corrective action work at the facility, or other administrative considerations.  
Event Date: 12/31/1993  
Event: CA Prioritization, Facility or area was assigned a low corrective action priority.  
Event Date: 09/30/1993

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

GENERAL PARKING CORPORATION (Continued)

1000191915

RCRIS:

Owner: VELSICOL CHEMICAL CORP  
(312) 670-4500  
EPA ID: ILD980502314  
Contact: ORRIN PETERSON  
(312) 670-4500

Classification: Large Quantity Generator  
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Resource Conservation and Recovery Act Information system

73  
SSW  
1/4-1/2  
2601 ft.  
ORCHESTRAL ASSOC.  
219 SOUTH WABASH  
CHICAGO, IL 60601

LUST S104522565  
N/A

Relative:  
Higher

Actual:  
594 ft.

LUST:

Incident Num : 950931  
IL EPA Id : 0316325231  
IEMA Date : 05/05/1995  
Attn : Sandra Seim  
PRP Name : Orchestral Assoc.  
PRP Address : 220 South Michigan Ave.  
Chicago, IL 60604  
PRP Phone : Not reported  
Non LUST Determination Letter : / /  
NFA/NFR Letter : 10/24/1995  
Site Classification : Not reported  
Project Manager : Greenberg  
Project Manager Phone: Not reported  
Email : Not reported  
Section 57.59(g) : 732  
Section 57.59(g) Letter : / /  
Product - Gasoline: True  
Product - Unleaded Gas: False  
Product - Deisel: False  
Product - Fuel Oil: False  
Product - Jet Fuel: False  
Product - Used Oil: False  
Product - Non Petro: False  
Product - Other Petro: False  
20 Report Received : 06/09/1995  
45 Report Received : 07/12/1995  
NFR Date Recorded : / /

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

74 420 EAST OHIO  
NNE 420 EAST OHIO  
1/2-1 CHICAGO, IL  
2819 ft.

CAT S101215365  
N/A

Relative: CAT:  
Lower Facility ID: 0316085040  
Facility Type: SITE REMEDIATION PROGRAM  
Actual:  
588 ft.

Q75 LAKE SHORE ONTARIO ASSN.  
NNE 401 EAST ONTARIO STREET  
1/2-1 CHICAGO, IL  
3031 ft.

CAT S101467581  
N/A

Site 1 of 2 in cluster Q  
Relative: CAT:  
Lower Facility ID: 0316085036  
Facility Type: CLEANUPS STARTED AND, OR COMPLETED  
Actual:  
588 ft.

Q76 LAKE SHORE ONTARIO ASSOC.  
NNE 401 EAST ONTARIO STREET  
1/2-1 CHICAGO, IL  
3031 ft.

CAT S101009474  
N/A

Site 2 of 2 in cluster Q  
Relative: CAT:  
Lower Facility ID: 0316085036  
Facility Type: SITE REMEDIATION PROGRAM  
Actual:  
588 ft.

R77 CHICAGO DEPT. OF SEWERS  
SSW/ 701 WEST 14TH PLACE  
1/2-1 CHICAGO, IL  
3075 ft.

CAT S101744638  
N/A

Site 1 of 2 in cluster R  
Relative: CAT:  
Higher Facility ID: 0316080042  
Facility Type: CLEANUPS STARTED AND, OR COMPLETED  
Actual:  
594 ft.

78 NORTH PIER APARTMENT  
NE  
1/2-1 CHICAGO, IL  
3126 ft.

CAT S101215426  
N/A

Relative: CAT:  
Higher Facility ID: Not reported  
Facility Type: SITE REMEDIATION PROGRAM  
Actual:  
559 ft.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

### FEDERAL ASTM STANDARD RECORDS

#### NPL: National Priority List

Source: EPA

Telephone: N/A

*National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.*

Date of Government Version: 07/30/04

Date Made Active at EDR: 09/09/04

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/03/04

Elapsed ASTM days: 37

Date of Last EDR Contact: 08/03/04

#### NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655-6659

EPA Region 8

Telephone: 303-312-6774

#### Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 07/22/04

Date Made Active at EDR: 09/09/04

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/03/04

Elapsed ASTM days: 37

Date of Last EDR Contact: 08/03/04

#### CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 05/17/04

Date Made Active at EDR: 08/10/04

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/23/04

Elapsed ASTM days: 48

Date of Last EDR Contact: 09/21/04

#### CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/17/04  
Date Made Active at EDR: 08/10/04  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/23/04  
Elapsed ASTM days: 48  
Date of Last EDR Contact: 09/21/04

### CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/15/04  
Date Made Active at EDR: 08/10/04  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/25/04  
Elapsed ASTM days: 46  
Date of Last EDR Contact: 09/07/04

### RCRIS: Resource Conservation and Recovery Information System

Source: EPA

Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs): generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs): generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs): generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 08/10/04  
Date Made Active at EDR: 10/11/04  
Database Release Frequency: Varies

Date of Data Arrival at EDR: 08/24/04  
Elapsed ASTM days: 48  
Date of Last EDR Contact: 08/24/04

### ERNS: Emergency Response Notification System

Source: National Response Center, United States Coast Guard

Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances

Date of Government Version: 12/31/03  
Date Made Active at EDR: 03/12/04  
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/26/04  
Elapsed ASTM days: 46  
Date of Last EDR Contact: 07/26/04

## FEDERAL ASTM SUPPLEMENTAL RECORDS

### BRS: Biennial Reporting System

Source: EPA/NTIS

Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/01/01  
Database Release Frequency: Biennially

Date of Last EDR Contact: 09/20/04  
Date of Next Scheduled EDR Contact: 12/13/04

### CONSENT: Superfund (CERCLA) Consent Decrees

Source: Department of Justice, Consent Decree Library

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 03/05/04  
Database Release Frequency: Varies

Date of Last EDR Contact: 07/30/04  
Date of Next Scheduled EDR Contact: 10/25/04

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### ROD: Records Of Decision

Source: EPA

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 06/07/04

Database Release Frequency: Annually

Date of Last EDR Contact: 07/07/04

Date of Next Scheduled EDR Contact: 10/04/04

### DELISTED NPL: National Priority List Deletions

Source: EPA

Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/30/04

Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/03/04

Date of Next Scheduled EDR Contact: 11/01/04

### FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA

Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/08/04

Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/06/04

Date of Next Scheduled EDR Contact: 10/04/04

### HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation

Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 02/17/04

Database Release Frequency: Annually

Date of Last EDR Contact: 04/20/04

Date of Next Scheduled EDR Contact: 07/19/04

### MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/15/04

Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/06/04

Date of Next Scheduled EDR Contact: 10/04/04

### MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration

Telephone: 303-231-5959

Date of Government Version: 06/04/04

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/28/04

Date of Next Scheduled EDR Contact: 12/27/04

### NPL LIENS: Federal Superfund Liens

Source: EPA

Telephone: 202-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 08/23/04  
Date of Next Scheduled EDR Contact: 11/22/04

### PADS: PCB Activity Database System

Source: EPA

Telephone: 202-564-3887

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/29/04  
Database Release Frequency: Annually

Date of Last EDR Contact: 08/10/04  
Date of Next Scheduled EDR Contact: 11/08/04

### DOD: Department of Defense Sites

Source: USGS

Telephone: 703-692-8801

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 10/01/03  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/12/04  
Date of Next Scheduled EDR Contact: 11/08/04

### INDIAN RESERV: Indian Reservations

Source: USGS

Telephone: 202-208-3710

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 10/01/03  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/12/04  
Date of Next Scheduled EDR Contact: 11/08/04

### FUDS: Formerly Used Defense Sites

Source: U.S. Army Corps of Engineers

Telephone: 202-528-4285

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/03  
Database Release Frequency: Varies

Date of Last EDR Contact: 07/06/04  
Date of Next Scheduled EDR Contact: 10/04/04

### STORMWATER: Storm Water General Permits

Source: Environmental Protection Agency

Telephone: 202-564-0746

A listing of all facilities with Storm Water General Permits.

Date of Government Version: 02/04/04  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/06/04  
Date of Next Scheduled EDR Contact: 10/04/04

### RMP: Risk Management Plans

Source: Environmental Protection Agency

Telephone: 202-564-8600

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/27/04  
Database Release Frequency: Varies

Date of Last EDR Contact: 08/23/04  
Date of Next Scheduled EDR Contact: 11/22/04

### UMTRA: Uranium Mill Tailings Sites

Source: Department of Energy  
Telephone: 505-845-0011

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized. In 1978, 24 inactive uranium mill tailings sites in Oregon, Idaho, Wyoming, Utah, Colorado, New Mexico, Texas, North Dakota, South Dakota, Pennsylvania, and on Navajo and Hopi tribal lands, were targeted for cleanup by the Department of Energy.

Date of Government Version: 04/22/04  
Database Release Frequency: Varies

Date of Last EDR Contact: 09/20/04  
Date of Next Scheduled EDR Contact: 12/20/04

### ODI: Open Dump Inventory

Source: Environmental Protection Agency  
Telephone: 800-424-9346

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/85  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/23/95  
Date of Next Scheduled EDR Contact: N/A

### RAATS: RCRA Administrative Action Tracking System

Source: EPA  
Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/07/04  
Date of Next Scheduled EDR Contact: 12/06/04

### TRIS: Toxic Chemical Release Inventory System

Source: EPA  
Telephone: 202-566-0250

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/02  
Database Release Frequency: Annually

Date of Last EDR Contact: 09/20/04  
Date of Next Scheduled EDR Contact: 12/20/04

### TSCA: Toxic Substances Control Act

Source: EPA  
Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/02  
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 09/07/04  
Date of Next Scheduled EDR Contact: 12/06/04

### FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA  
Telephone: 202-564-2501

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/13/04  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/07/04  
Date of Next Scheduled EDR Contact: 12/20/04

### SSTS: Section 7 Tracking Systems

Source: EPA  
Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/01  
Database Release Frequency: Annually

Date of Last EDR Contact: 07/20/04  
Date of Next Scheduled EDR Contact: 10/18/04

### FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances  
Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/13/04  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/07/04  
Date of Next Scheduled EDR Contact: 12/20/04

### STATE OF ILLINOIS ASTM STANDARD RECORDS

#### SHWS: State Oversight List

Source: Illinois Environmental Protection Agency  
Telephone: 217-524-4863

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 09/10/04  
Date Made Active at EDR: 10/22/04  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 09/15/04  
Elapsed ASTM days: 37  
Date of Last EDR Contact: 08/23/04

#### SWF/LF: Available Disposal for Solid Waste in Illinois - Solid Waste Landfills Subject to State Surcharge

Source: Illinois Environmental Protection Agency  
Telephone: 217-785-8604

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 10/01/03  
Date Made Active at EDR: 01/20/04  
Database Release Frequency: Annually

Date of Data Arrival at EDR: 12/16/03  
Elapsed ASTM days: 35  
Date of Last EDR Contact: 08/25/04

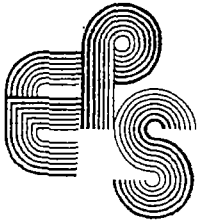
#### LUST: Leaking Underground Storage Tank Sites

Source: Illinois Environmental Protection Agency  
Telephone: 217-782-6762

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

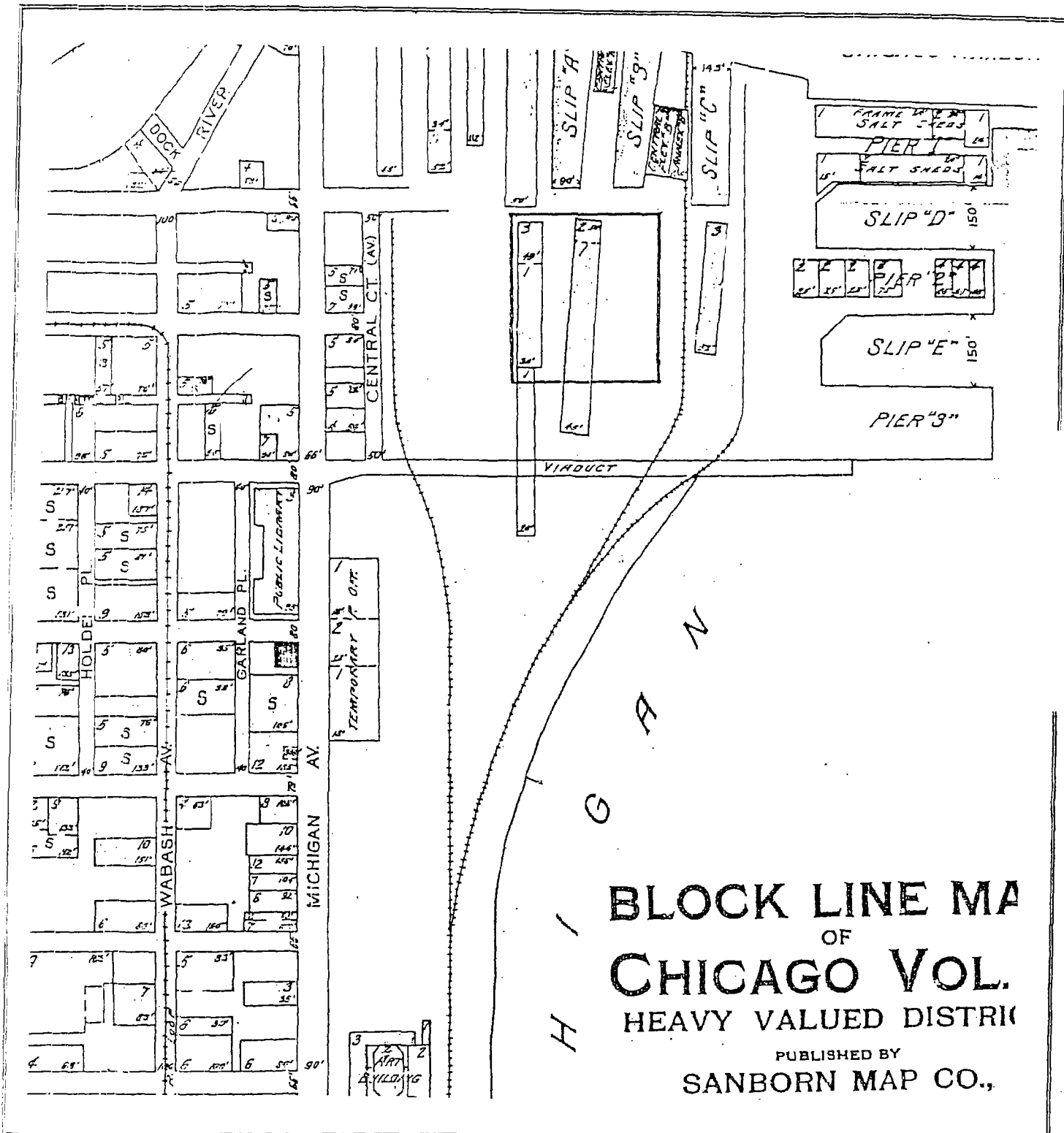
Date of Government Version: 08/23/04  
Date Made Active at EDR: 10/11/04  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/24/04  
Elapsed ASTM days: 48  
Date of Last EDR Contact: 08/24/04



## APPENDIX D

### HISTORICAL INFORMATION AND INFORMATION PROVIDED BY CLIENT



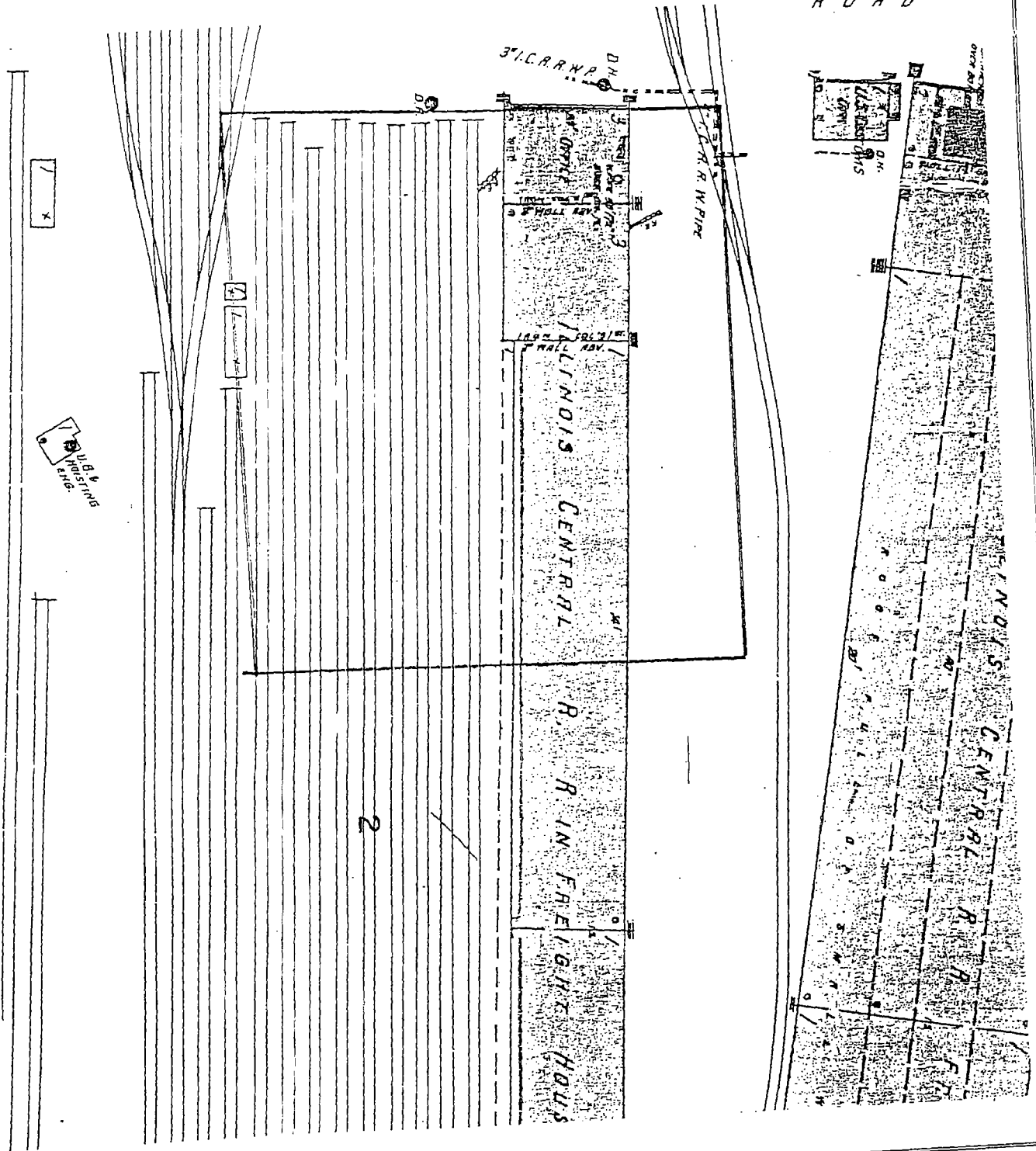
# SANBORN FIRE INSURANCE MAP



PROPERTY ADDRESS	EPS ENVIRONMENTAL SERVICES, INC.	YEAR
Vacant Land—Northwest Corner of East Lake Street and North Stetson Avenue Chicago, Illinois	7237 West Devon Avenue Chicago, Illinois 60631	1903

H U A D

W. PIPE



# SANBORN FIRE INSURANCE MAP

↑  
North

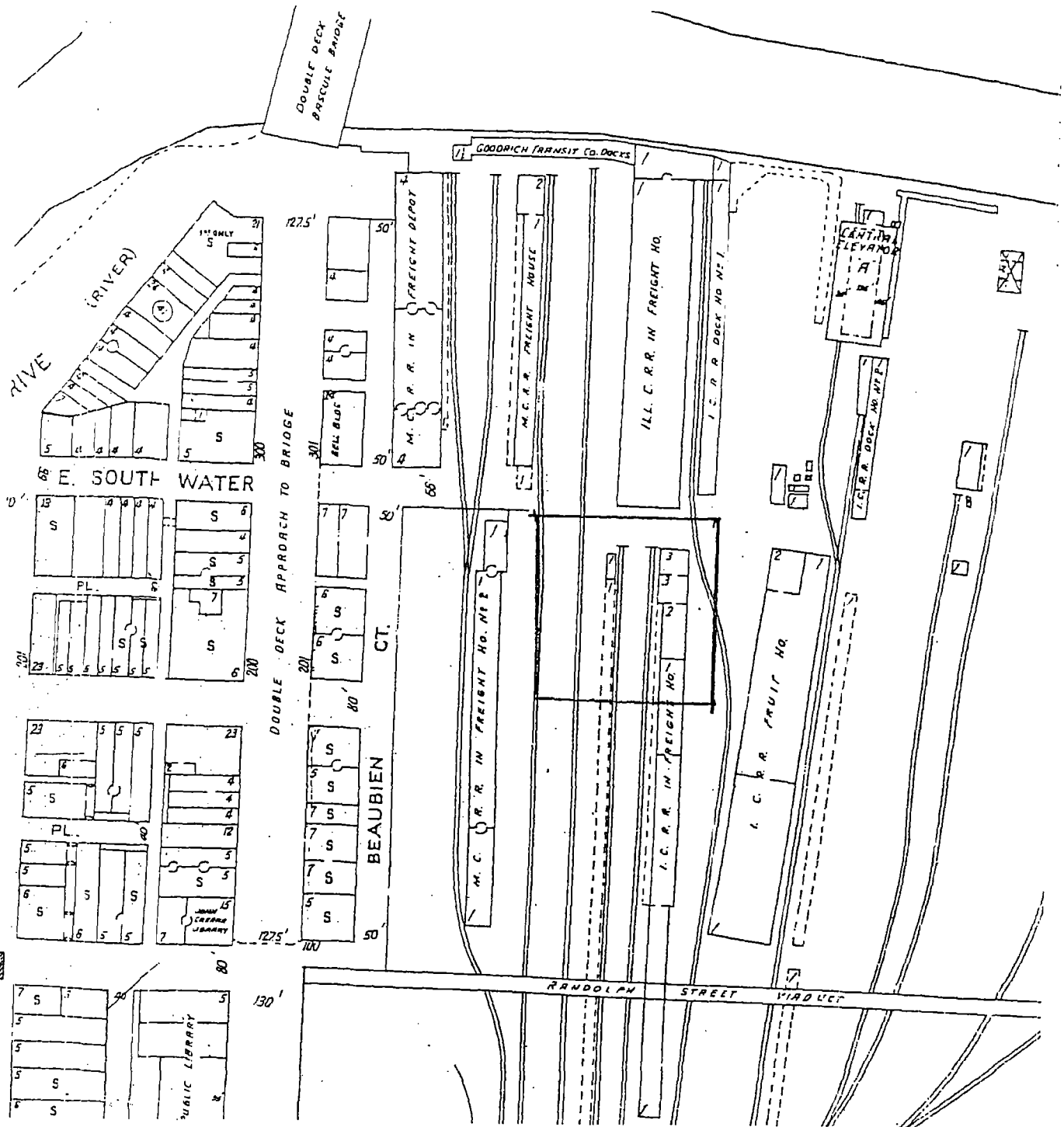
## PROPERTY ADDRESS

Vacant Land—Northwest Corner of  
East Lake Street and North Stetson  
Avenue  
Chicago, Illinois

EPS ENVIRONMENTAL SERVICES, INC.  
7237 West Devon Avenue  
Chicago, Illinois 60631

YEAR

1906



# SANBORN FIRE INSURANCE MAP

↑  
North

## PROPERTY ADDRESS

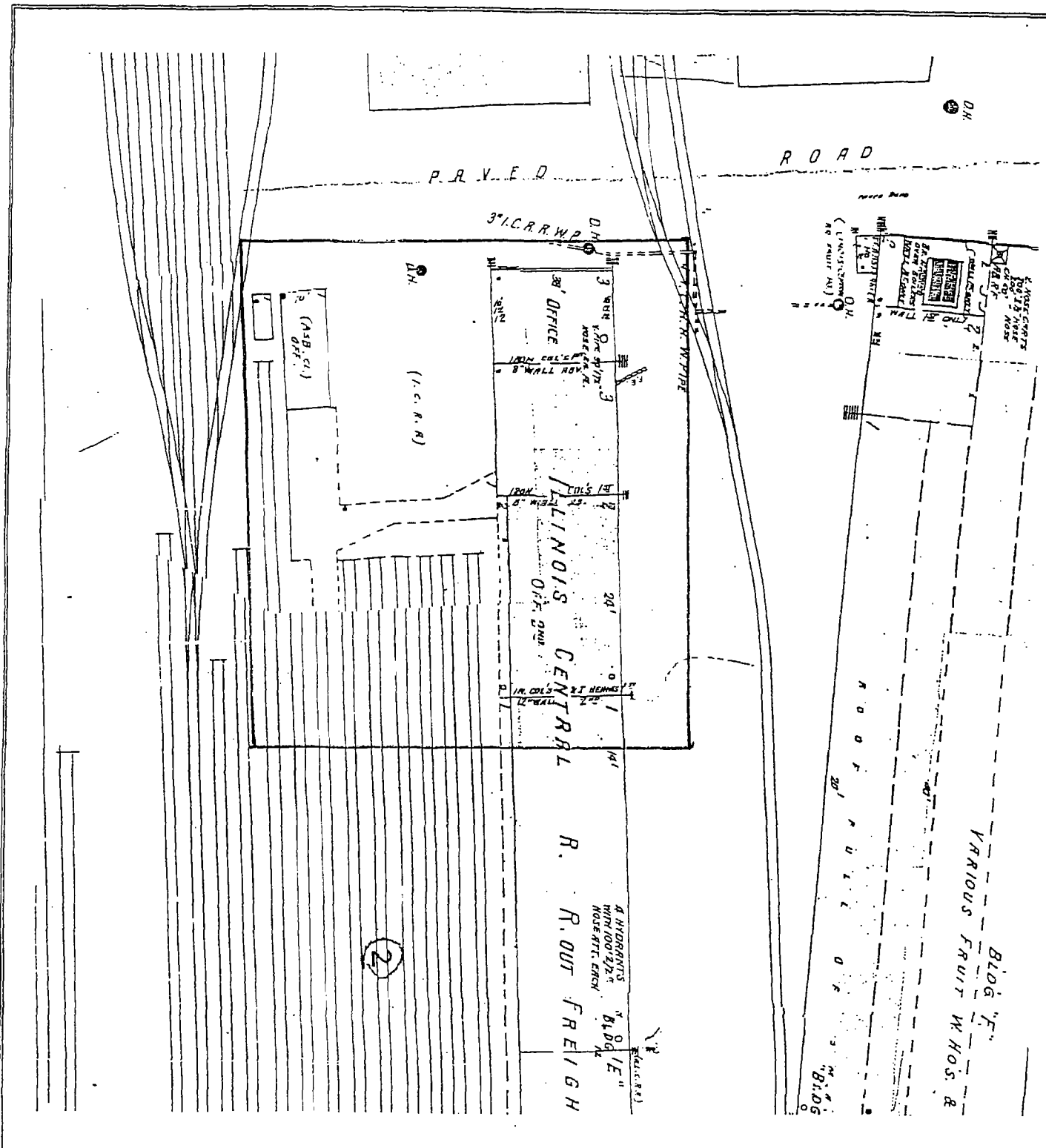
Vacant Land—Northwest Corner of  
East Lake Street and North Stetson  
Avenue  
Chicago, Illinois

EPS ENVIRONMENTAL SERVICES, INC.

7237 West Devon Avenue  
Chicago, Illinois 60631

YEAR

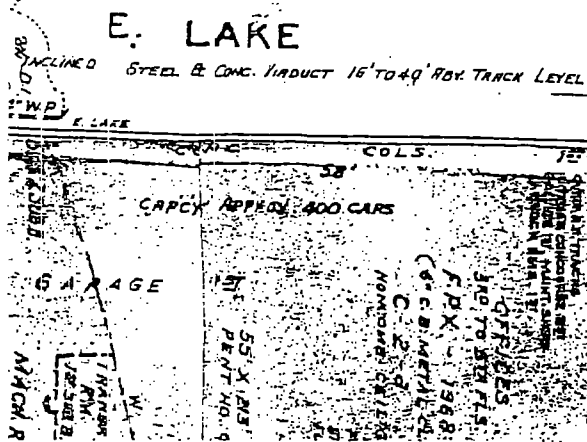
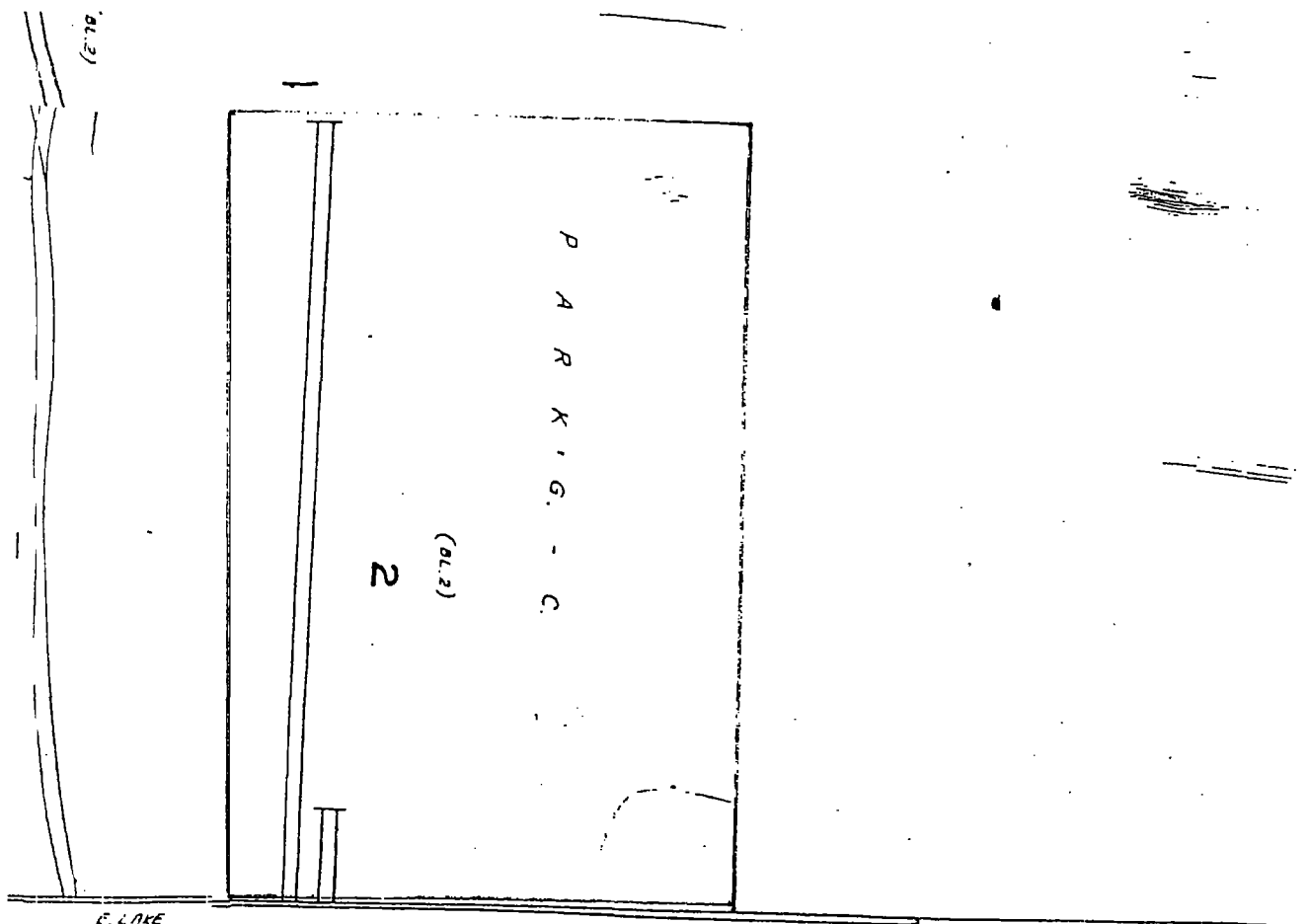
1927



# SANBORN FIRE INSURANCE MAP

↑  
North

PROPERTY ADDRESS	EPS ENVIRONMENTAL SERVICES, INC.	YEAR
<p>Vacant Land—Northwest Corner of East Lake Street and North Stetson Avenue Chicago, Illinois</p>	<p>7237 West Devon Avenue Chicago, Illinois 60631</p>	<p>1950</p>



# SANBORN FIRE INSURANCE MAP

↑  
North

PROPERTY ADDRESS

EPS ENVIRONMENTAL SERVICES, INC.

YEAR

Vacant Land—Northwest Corner of  
East Lake Street and North Stetson  
Avenue  
Chicago, Illinois

7237 West Devon Avenue  
Chicago, Illinois 60631

1974









November 24, 1997

VIA FAX AND USMAIL

Mr. Richard J. Delaney  
Mark Goodman & Associates, Inc.  
737 North Michigan Avenue Suite 2350  
Chicago, Illinois 60611

Re: Executive Summary

Location: Vacant Land - Northwest Corner of East Lake Street and North Stetson Avenue  
Chicago, Illinois

Project #: 1654-1097

Dear Mr. Delaney:

As requested, EPS Environmental Services, Inc. (EPS Environmental), has prepared this Executive Summary (Summary) for environmental reports conducted for the above referenced project location (the Property).

#### Background

A Phase I Environmental Property Assessment (Phase I), performed by EPS Environmental, dated July 7, 1997 revealed historical Property use included railroad operations which were conducted on former tracks located on the eastern portion of the Property. A Phase II Limited Subsurface Investigation, performed by EPS Environmental, dated October 3, 1997, identified lead in shallow subsurface soil in the northeast central portion of the Property. The Phase III Limited Subsurface Investigation was performed in November 1997 to delineate the horizontal and vertical extent of the lead contamination.

#### Summary of Soil Testing

Concentrations of lead in samples from three soil borings (B-3 / Phase II; B-1 and B-5/ Phase III) were above construction worker ingestion levels. See attached Boring Location Map.

#### Recommendations

- Excavated soil would be considered construction debris and should be disposed in a facility licensed to accept such waste.
- A construction management zone plan (the Plan) should be established for the areas within 20 feet of the aforementioned soil boring locations.

Soil borings were conducted following recommended practices for thin-wall probes. A Geoprobe® truck-mounted, hydraulically-powered, percussion/probing device was utilized to advance a two-inch diameter steel drive point to the top of the desired sampling interval. Soil samples were collected by advancing two-inch diameter steel thin wall probe samplers. Samplers were attached to the leading end of extension probe rods and driven downward until the desired target depths were reached. After the desired sample interval was obtained, the assembly was extracted, opened and soil samples were collected using a stainless steel trowel.

All down hole sampling equipment was cleaned with hot water and non-alkaline soap between each sampling location. This procedure was used to minimize the possibility of cross contamination. Sampling procedures were performed in accordance with ASTM recommended methods. After sampling was complete, all boreholes were properly abandoned to grade with hydrated bentonite pellets and sealed with concrete or asphalt patch.

Two to four soil samples were collected at each boring location. Duplicate soil samples were collected from each sampling interval. One of the duplicate samples was placed into a "Zip-Lock" plastic bag for field screening and the second sample was placed in a glass sample jar with a Teflon lined plastic lid for laboratory analysis.

All soil samples were examined for visual signs of contamination and for the presence of unusual odors. The samples in "Zip-Lock" plastic bags were allowed to equilibrate to 70° Fahrenheit for approximately 20 minutes. The headspace in each sample bag was then screened with a Sensidyne flame ionization detector (FID) and the readings were recorded on the Boring Logs. The FID field instrument records total concentrations of organic vapors. The instrument does not differentiate between various types of organic vapors and is inconclusive in identifying specific contaminants.

## **2.2 Field Observations**

FID screening values varied in soil samples from 0.2 to 1.0 parts per million (ppm). These screening values were not deemed to be significantly above background. No significant or unusual odors were detected in the soil borings. FID screening results and soil descriptions are included on the Geologic Boring Logs (Appendix A). Groundwater was encountered in soil boring B-3 at approximately ten feet below grade. No unusual odors were noted.

## **3.0 PHYSICAL SETTING**

### **3.1 Topography**

October 3, 1997

Ms. Linda Nagle  
F & F Realty, Ltd.  
5005 West Touhy Avenue, Suite 200  
Chicago, Illinois 60077-3595

Re: Phase II Limited Subsurface Investigation

Location: Vacant Land - Northwest Corner of East Lake Street and North Stetson Avenue  
Chicago, Illinois

Project #: 1511-0797

Dear Ms. Nagle:

Enclosed are an original and photocopy of the Phase II Limited Subsurface Investigation, which documents the findings and conclusions of our evaluation of the above referenced location.

As always, EPS Environmental Services, Inc. appreciates the opportunity to have provided our services and looks forward to serving your future needs. Should you have questions concerning this report, or have further need of our services, please feel free to call.

Sincerely,

Peter N. Partipilo, C.H.M.M.  
Senior Environmental Specialist

enclosure

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## FIGURE

Figure 1 - Boring Location Map

## APPENDICES

Appendix A - Geologic Soil Boring Logs

Appendix B - Chain of Custody and Laboratory Reports

## **1.0 GENERAL**

This Report presents the findings and conclusions of the Phase II Limited Subsurface Investigation (Subsurface Investigation) conducted at a vacant parcel of land located at the Northwest Corner of East Lake Street and North Stetson Avenue, Chicago, Illinois (the Property).

### **1.1 Authorization**

Authorization to perform the Subsurface Investigation was given by acceptance of EPS Environmental Services, Inc.'s (EPS Environmental) Proposal number 1511-0797, dated July 11, 1997 by Ms. Linda Nagle of F & F Realty, Ltd. (Client).

### **1.2 Background**

A Phase I Environmental Property Assessment (Phase I), performed by EPS Environmental, dated July 7, 1997 revealed historical Property use included railroad operations which were conducted on former tracks located on the eastern portion of the Property. The subsurface investigation was structured to screen for the presence of metals, herbicides, and pesticides, contaminants of concern commonly associated with railroad right-of-ways.

### **1.3 Purpose**

The purpose of the Subsurface Investigation was to obtain representative soil samples to screen for the presence of contaminants of concern in areas of the Property adjacent to the location of the former railroad tracks, considered to be the most likely area for contamination to be present.

## **2.0 SAMPLING PROCEDURE**

On September 19, 1997, EPS Environmental conducted four soil borings (B-1 through B-4) to depths between 4 and 12 feet, adjacent to the location of the former railroad tracks. Soil Investigators, Inc. of Chicago, Illinois, was employed by EPS Environmental to advance the soil borings under the direction and supervision of Mr. Harvey D. Pokorny, CPG, Technical Director. Soil borings are indicated on the Boring Location Map (Figure 1), which can be found following the text of this Report.

### **2.1 Field Activities**



Soil borings were conducted following recommended practices for thin-wall probes. A Geoprobe® truck-mounted, hydraulically-powered, percussion/probing device was utilized to advance a two-inch diameter steel drive point to the top of the desired sampling interval. Soil samples were collected by advancing two-inch diameter steel thin wall probe samplers. Samplers were attached to the leading end of extension probe rods and driven downward until the desired target depths were reached. After the desired sample interval was obtained, the assembly was extracted, opened and soil samples were collected using a stainless steel trowel.

All down hole sampling equipment was cleaned with hot water and non-alkaline soap between each sampling location. This procedure was used to minimize the possibility of cross contamination. Sampling procedures were performed in accordance with ASTM recommended methods. After sampling was complete, all boreholes were properly abandoned to grade with hydrated bentonite pellets and sealed with concrete or asphalt patch.

Two to four soil samples were collected at each boring location. Duplicate soil samples were collected from each sampling interval. One of the duplicate samples was placed into a "Zip-Lock" plastic bag for field screening and the second sample was placed in a glass sample jar with a Teflon lined plastic lid for laboratory analysis.

All soil samples were examined for visual signs of contamination and for the presence of unusual odors. The samples in "Zip-Lock" plastic bags were allowed to equilibrate to 70° Fahrenheit for approximately 20 minutes. The headspace in each sample bag was then screened with a Sensidyne flame ionization detector (FID) and the readings were recorded on the Boring Logs. The FID field instrument records total concentrations of organic vapors. The instrument does not differentiate between various types of organic vapors and is inconclusive in identifying specific contaminants.

## **2.2 Field Observations**

FID screening values varied in soil samples from 0.2 to 1.0 parts per million (ppm). These screening values were not deemed to be significantly above background. No significant or unusual odors were detected in the soil borings. FID screening results and soil descriptions are included on the Geologic Boring Logs (Appendix A). Groundwater was encountered in soil boring B-3 at approximately ten feet below grade. No unusual odors were noted.

## **3.0 PHYSICAL SETTING**

### **3.1 Topography**

According to the U.S. Geological Survey 7.5 Minute Series Topographic Map, Chicago Loop Quadrangle, the approximate elevation of the Property is 595 feet above mean sea level. The general topography of the Property and surrounding area gently slopes towards Lake Michigan, 1/4 mile east of the Property.

### 3.2 Soils

According to Illinois State Geological Survey Circular #460, Surficial Geology of the Chicago Region, the Property is located on an area classified as "Made" land. This classification refers to man-made fill; and comprises areas formerly covered by Lake Michigan; largely sand in areas bordering Lake Michigan.

The Property is located within the rating area of M, based on interpretation of the Illinois State Geological Survey Circular #532, Potential for Contamination of Shallow Aquifers from Land Burial of Municipal Wastes. The rating denotes the capacities of earth material to accept, transmit, restrict or remove contaminants from waste effluent. In general, an M rating area denotes "made" land (fill material), and, due to variability in the fill the capacity of the earth material cannot be estimated.

### 3.3 Geologic Profile

Based on the 12 foot soil boring conducted in this investigation, the general geologic profile of the Property consists of approximately two to four feet of fill, underlain by golden brown to light gray well-sorted sand to at least 12 feet below grade. Probable groundwater was encountered at approximately 10 feet.

## 4.0 LABORATORY ANALYSES

### 4.1 Analytical Program

One representative sample was selected from each soil boring and submitted for laboratory analysis. Each soil sample was placed into discrete four-ounce glass jars, allowing for no headspace, and sealed with Teflon-lined plastic lids. These samples were chilled and transported under chain of custody to National Environmental Testing, Inc. of Bartlett, Illinois. See Appendix B for Chain of Custody Record.

Soil samples were analyzed for RCRA metals, pesticides, and herbicides, indicator contaminants of concern, using appropriate USEPA methodology in accordance with SW-846, Third Edition, Test Methods for Evaluating Solid Waste.

## **4.2 Evaluation of Laboratory Results**

To assess potential detrimental environmental impacts, the Illinois Environmental Protection Agency (IEPA) Tiered Approach to Corrective Action Objectives (TACO) Tier 1 soil remediation objective values were used as a guideline for qualifying the concerns associated with soil contamination. Soil remediation objectives (SROs) are numerical concentration goals for contaminated soil. The TACO SROs apply to sites where the IEPA has requested or forced remedial actions, or to sites where voluntary cleanups have been initiated under IEPA supervision.

To apply TACO Tier 1 SROs, there are three evaluated primary human exposure routes that include ingestion, inhalation, and the potential to contaminate groundwater. The ingestion exposure route applies to contaminant concentrations above TACO Tier 1 SROs within the first three feet below the land surface. The inhalation exposure route applies to contaminant concentrations above TACO Tier 1 SROs within the first ten feet below the land surface. The potential to contaminate groundwater is further separated into two objectives dependent on Class I or Class II groundwater designation. It should be noted, since the City of Chicago has an ordinance prohibiting potable groundwater wells within the city, the pathway to groundwater SROs can be excluded from further evaluation.

## **4.3 Analytical Results**

Laboratory results of representative soil samples collected from the borings detected concentrations of arsenic and lead above the TACO Tier 1 SRO ingestion pathway for residential properties. Lead concentrations also exceeded TACO Tier 1 construction worker ingestion pathway. The TACO background SRO for the arsenic ingestion pathway (residential properties) is 7.2 mg/kg (parts per million, ppm), and 400 ppm for lead.

Herbicides and pesticides were not detected in the soil samples. Other metals detected were within normal background concentrations, and are not discussed further. Data for arsenic and lead contaminants is summarized in the following table:

SOIL SAMPLE ANALYTICAL RESULTS (September 1997)  
 Arsenic and Lead  
 Vacant Property  
 Stetson and East Lake Street, Chicago, Illinois

IEPA TACO SRO or Sample ID	Values in ppm	
	Arsenic*	Lead
TACO Tier 1 - Residential Ingestion SRO	7.2	400
TACO Tier 1 -Construction Worker Ingestion SRO	61	400
B-1- 1.5'	4.9	81
B-2 - 3'	24	250
B-3 - 2'	26	1600
B-4- 2.5'	10	200

**Bold = Exceeds Tier 1 Residential SRO, based on TACO Tier 1, 35 IAC 742, Appendix B**

\* The IEPA has established a soil remediation objective for arsenic in urban areas at 7.2 ppm, which is considered representative of a "background" concentration. "Background" urban area concentrations of arsenic were reported with a range of 1.1 to 24 ppm by the IEPA in August 1994.<sup>1</sup>

See Appendix B for Laboratory Analytical Results

See Figure 1 for sample locations

## 5.0 CONCLUSIONS

The laboratory analyses performed on the four soil samples obtained at the Property revealed areas with concentrations of arsenic and lead above TACO Tier 1 residential ingestion soil remediation objectives (SROs). In addition, lead was detected in soil boring B-3 at concentrations above construction worker ingestion SROs. Based on vertical soil profiles obtained, it appears that these contaminants are contained within the top three feet of fill soil.

<sup>1</sup> A Summary of Selected Background Conditions for Inorganics in Soil, IEPA, August 1994

## Discussion of Contaminants of Concern

### *Arsenic*

Arsenic (As) is an elemental metal (Atomic number 33) of Group V of the periodic table of the elements. Arsenic is a silver gray or tin-white, brittle, crystalline metal that turns black when exposed to air. The black form is sometimes encountered as a powder. Arsenic also exists in an allotropic form that is yellow powder or brown and gray powder (poisonous). Only the metallic form is of commercial importance. It is not soluble in water, is soluble in nitric acid; with a specific gravity of 5.72. Elemental arsenic is used to form metal alloys.

Arsenic trioxide ( $\text{As}_2\text{O}_3$ ) is a white amorphous, odorless, tasteless powder; poisonous, that is slightly soluble in water, soluble in acids or alkalis; with a specific gravity of 3.865. This arsenic compound is used for wood preservation and in the manufacture of herbicides.

Due to its persistence in the environment and toxicity, if the Property is to be developed as residential, the elevated levels of arsenic found during the investigation should be addressed prior to development. To eliminate the potential for human exposure, an engineering barrier (e.g., building, concrete, or asphalt) can be erected over the affected area of the Property. It should be noted, concentrations of arsenic on the Property are below the construction worker ingestion SRO of 61 ppm.

### *Lead*

Lead is a heavy, gray elemental metal, a known hazard that results in deterioration of the central nervous system when ingested or absorbed by humans. Due to its persistence in the environment and toxicity, if the Property is to be developed as residential, the elevated levels of lead found during the investigation should be addressed prior to development. As in the case of arsenic, the potential for human exposure can be eliminated with installation of an engineering barrier over the affected area of the Property. However, the elevated level of lead detected is above the construction worker ingestion SRO of 400 ppm, and may be considered hazardous by toxicity characteristic. To determine if the lead contaminated soil is hazardous by characteristics, additional testing would be necessary.

Soil sampled during the Subsurface Investigation was obtained in areas where railroad ties were formerly present. Shallow grid sampling of the Property is recommended in the area of soil boring B-3 to determine extent of arsenic above background concentration of 24 ppm, lead concentrations above 400 ppm, and to determine whether the lead contaminated soil would be considered hazardous.

## 6.0 WARRANTY AND LIMITATION OF LIABILITY

The EPS Environmental Phase II Limited Subsurface Investigation was intended to gather data to evaluate an area of potential concern identified during a prior environmental assessment of the Property. These earlier studies identified former railroad operations on the Property. Accordingly, EPS Environmental's Phase II Limited Subsurface Investigation was structured to screen for the presence of metals, herbicides and pesticides, contaminants commonly associated with railroad ties and track maintenance.

EPS Environmental warrants that the findings and conclusions contained in this Report have been prepared in accordance with generally accepted environmental engineering methods. These *environmental methods* have been developed to provide the Client with information regarding existing or potential environmental conditions relating to the soils and are limited to the conditions observed at the time that the Limited Subsurface Investigation was conducted and is also limited to the information available at the time it was prepared. As with any environmental assessment, there remains a possibility that conditions may exist at the subject Property which were not apparent during the Limited Subsurface Investigation. EPS Environmental makes no other warranties, expressed or implied.

### 6.1 Confidentiality

EPS Environmental shall hold all field observations, borings, logs, analysis, laboratory reports and other reports in strict confidence and shall not disclose these items except to the Client or except as ordered by any state or federal agency or court of law. In the event that EPS Environmental shall be required by any state or federal agency or court of law to disclosure any confidential information, it shall give immediate oral and written notice to Client. Client may interpose all objections it may have to the disclosure of such information. If any objections are asserted by Client, EPS Environmental shall continue to maintain the confidentiality of such information until Client's objections, and any legal challenges thereto, are finally resolved. Client shall defend EPS Environmental and indemnify it against any penalties or damages that EPS Environmental may incur as a result of compliance with this provision.

### 6.2 Reliance on Phase II Limited Subsurface Investigation and Report

The Phase II Limited Subsurface Investigation and Report has been conducted exclusively for the Client and it is intended that only the Client will rely on the Report. The Phase II Limited Subsurface Investigation and Report will be solely for the benefit of the Client, and may not be relied upon by other parties. The Client shall indemnify or hold harmless EPS Environmental from

any and all liability arising out of any other party's reliance on the Limited Subsurface Investigation and Report.

**FIGURE 1**

Boring Location Map



July 7, 1997

Ms. Linda A. Nagle  
General Counsel  
Senior Vice President Development  
F & F Realty, Ltd.  
5005 West Touhy Avenue, Suite 200  
Skokie, Illinois 60077-3595

Re: Phase I Environmental Property Assessment

Location: One Acre of Vacant Land located at the  
Northwest Corner of East Lake Street and North Stetson Avenue  
Chicago, Illinois

Project #: 1472-0697

Dear Ms. Nagle:

Enclosed are the original and a photocopy of the Phase I Environmental Property Assessment conducted on the above referenced location. This report details the findings and conclusions of our evaluation.

EPS Environmental Services, Inc. appreciates the opportunity to have provided our services and looks forward to serving your future needs. Should you have questions concerning this report, or have further need of our services, please do not hesitate to call.

Sincerely,

Peter N. Partipilo, C.H.M.M.  
Senior Environmental Specialist

PNP/jj  
enclosures

## PHASE I ENVIRONMENTAL PROPERTY ASSESSMENT

One Acre of Vacant Land Located at the  
Northwest Corner of East Lake Street and North Stetson Avenue  
Chicago, Illinois

*Prepared For:*

Ms. Linda A. Nagle  
General Counsel  
Senior Vice President Development  
F & F Realty, Ltd.  
5005 West Touhy Avenue  
Skokie, Illinois 60077-3595

*Prepared By:*

EPS Environmental Services, Inc.  
7237 West Devon Avenue  
Chicago, Illinois 60631

---

Julie A. Jacobsen  
Project Manager

*Reviewed By:*

---

Peter N. Partipilo, C.H.M.M.  
Senior Environmental Specialist

*Project Number:*  
1472-0697

July 7, 1997

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## FIGURES

Figure 1 - Property Location Map

Figure 2 - Property Sketch

## APPENDICES

Appendix A - Photographic Documentation

Appendix B - Environmental Database Information

Appendix C - Historical Information

Appendix D - EPS Environmental Qualifications

Appendix E - Proposal between Client and EPS Environmental

## 1.0 SUMMARY

EPS Environmental Services, Inc. (EPS Environmental) has performed a Phase I Environmental Property Assessment (Phase I Assessment) in conformance with the scope and limitations of ASTM Practice E 1527-97 of one acre of vacant land located at the northwest corner of East Lake Street and North Stetson Avenue in Chicago, Illinois (Property). Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. This Phase I Assessment has revealed no evidence of recognized environmental conditions in connection with the Property except for the following:

- There is a potential for the Property's environmental media to have been negatively impacted by the historical presence of railroad tracks and freight warehouses.

## 2.0 INTRODUCTION

EPS Environmental was retained to conduct the Phase I Assessment of the Property by Ms. Linda A. Nagle, General Counsel, Senior Vice President Development, for F & F Realty, Ltd. (Client).

### 2.1 Purpose

The purpose of the Phase I Assessment was to identify readily apparent, potential sources of environmental liabilities associated with the Property.

### 2.2 Scope of Services

The scope of services performed by EPS Environmental were set forth in the Proposal between the Client and EPS Environmental, dated June 17, 1997, a copy of which is attached hereto, and made a part hereof, as Appendix E.

### 2.3 Limiting Conditions

A physical walk-through was conducted in readily accessible areas of the Property. Access to several areas of the Property were limited due to the presence of tall grass and weeds, and the uncertainty of the underlying surface conditions. EPS Environmental can not render an opinion of areas or underlying surfaces not physically inspected.

Any other limiting conditions pertaining to this Phase I Assessment are described in associated sections of this Report.

### 3.0 PROPERTY DESCRIPTION

#### 3.1 Location and Legal Description

The Property is located at the northwest corner of East Lake Street and North Stetson Avenue, approximately 1/3-mile west of Lake Michigan in the City of Chicago, Cook County, Illinois. The Property is situated in a commercial setting. (See Figure 1 - Property Location Map, following the text of this Report.) The legal description for the Property was not provided.

#### 3.2 Property Description

##### 3.2.1 Property Size and Description

The Property consists of a grass and gravel-covered, approximately one acre, parcel of land which is depressed approximately 40 feet from the main street level. A building foundation was observed extending from the eastern Property boundary towards the center of the Property.

##### 3.2.4 Potable Water Source

Although the Property is not currently connected to a water source, the City of Chicago would supply drinking water from Lake Michigan to the Property. The water is collected and treated by the City of Chicago Municipal Water Treatment Plant. According to the Water Department, the water is tested periodically for contaminants, and is in compliance with all EPA drinking water regulations, unless a local drinking water advisory has been issued.

##### 3.2.5 Wastewater/Stormwater Discharge

Wastewater and stormwater run-off within the City of Chicago are discharged into a combined sewer system. Two stormwater sewers, observed on the northwest and southeast corners of the Property, collect stormwater which is discharged into local waterways. There was no evidence of sheens or unusual odors noted inside or around the sewers. The effluent is collected and treated by the Metropolitan Water Reclamation District (MWRD) of Greater Chicago.

#### 3.3 Current and Past Uses of the Property

##### 3.3.1 Current Uses

The Property is currently undeveloped vacant land with no buildings or structures.

### 3.3.2. Past Uses

From approximately 1906 to 1950 the Property was part of a railroad yard and was developed with freight warehouses. It appears that the Property was used for automobile parking in the 1970s, and was vacant in the 1980s and 1990s. It should be noted, a structure was located on the southwest corner of the Property in the 1980s and 1990s, however, the usage of the structure is unknown.

See Section 4.3 - for information on the historical use review regarding the Property.

## **3.4 Current and Past Uses of Adjoining Sites**

### 3.4.1 Current Uses

The Property is surrounded as follows:

North	East South Water Street High-rise commercial building, 233 North Michigan Avenue
East	Temporary construction storage yard/North Stetson Avenue / Athletics Club Illinois Center, 201 North Stetson Avenue
South	Parking access drive for Prudential Plaza, 150 North Stetson Avenue / East Lake Street
West	Illinois Center, 225 North Michigan Avenue North Michigan Avenue

### 3.4.2 Past Uses

Historically, the surrounding area was part of a railroad and freight warehouse yard. The surrounding area has been developed with commercial office buildings for approximately 50-years.

## **4.0 RECORDS REVIEW**

### **4.1 Physical Setting Sources**

The following sources were reviewed to provide information on the topographic and geologic characteristics of the Property and surrounding area. Additionally, a county radon study was reviewed to provide statistics on the Property's potential radon risk.

#### 4.1.1 U.S. Geological Survey 7.5 Minute Series Topographic Map

According to the Chicago Loop Quadrangle map, the general topography of the area displays an approximate ten foot decrease in elevation within the first 2,400 feet east of the Property towards the Chicago Harbor of Lake Michigan.

#### 4.1.2 Illinois State Geological Survey Circular #460, "Surficial Geology of the Chicago Region"

The Property is located on an area classified as "Made" land. This classification refers to man-made fill; and comprises areas formerly covered by Lake Michigan and Lake Calumet; largely sand in areas bordering Lake Michigan and rubbish in areas bordering Lake Calumet.

#### 4.1.3 Illinois State Geological Survey Circular #532, "Potential for Contamination of Shallow Aquifers from Land Burial of Municipal Waste"

The Property is located within the rating area of M. The rating denotes the capacities of earth material to accept, transmit, restrict or remove contaminants from waste effluent. In general, an M rating area contains man made lands.

#### 4.1.4 Radon Screening Program conducted in September 1990 by the Illinois Department of Nuclear Safety

The Property is located in Cook County in which 17% of homes tested had radon levels greater than 4.0 picocuries per liter (pCi/L). The level of 4.0 pCi/L is the standard set by the EPA. An average level of 2.8 pCi/L was detected among the 261 homes screened. This screening data is included as a guide to background conditions, and should not be construed as site-specific data.

### **4.2 Federal and State Environmental Record Sources**

The following federal and state databases were reviewed for recorded environmental concerns on the Property and known sites within the Approximate Minimum Search Distance, as designated in ASTM Standard E 1527-97. Refer to Appendix B - Environmental Database Information, for the listings of sites identified within the study area.

- National Priority List (NPL), March 1997 - 1-mile search distance
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), March 1997 - 1/2-mile search distance
- Resource Conservation and Recovery Act Information System (RCRIS) Treatment, Storage and Disposal (TSD) facilities, March 1997 - 1-mile search distance

- Resource Conservation and Recovery Act Information System (RCRIS) Generator and Transporter facilities, March 1997 - Property and adjacent sites
- Emergency Response Notification System (ERNS), January 1997 - Property only
- Northeastern Illinois Planning Commission (NIPC) Database, December 1987 - 1/2-mile search distance
- Illinois Protection Agency's (IEPA's) List of Solid Waste Disposal Sites, various dates - 1/2-mile search distance
- Category List<sup>a</sup> (State Equivalent to NPL and CERCLIS), January 1997 - 1-mile search distance
- Leaking Underground Storage Tank (LUST) Incident Report, January 1997 - 1/2-mile search distance
- Registered Underground Storage Tanks (USTs), May 1997 - Property and adjacent sites

The Property was not identified on the databases reviewed. However, four CERCLIS sites, three Category List sites, and thirteen LUST incidents were identified within the search distances.

None of the four recorded CERCLIS sites identified are located within 1/8-mile of the Property. Therefore, based on the physical distances from the Property and the dense structural urban development in the area, none of the CERCLIS sites identified within the 1/2-mile study radius are expected to present an environmental concern to the Property.

None of the three recorded Category List sites identified are located within 1/8-mile of the Property. Therefore, based on the physical distances from the Property and the dense structural urban development in the area, none of the Category List sites identified within the 1-mile study radius are expected to present an environmental concern to the Property.

None of the thirteen recorded LUST incidents identified are located within 1/8-mile of the Property. Therefore, based on the physical distances from the Property and the dense structural urban

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<sup>a</sup> The Illinois Environmental Protection Agency (IEPA) publishes a Category List of sites identified for investigation or remediation, which is the State equivalent to NPL and CERCLIS. The Category List is to be reviewed for the Property and sites within a 1-mile radius. However, listings in publicly available records which do not have adequate address information to be located geographically, such as the Category List, are not generally considered practically reviewable. Therefore, this list was reviewed for the Property and recognizable facility names of surrounding sites.



development in the area, none of the LUST incidents identified within the 1/2-mile study radius are expected to present an environmental concern to the Property.

#### 4.3 Historical Use Information

The following reasonably obtainable sources of information were reviewed or contacted to determine the historical uses of the Property. When feasible, information pertaining to the adjacent sites was reviewed.

##### 4.3.1 Sanborn Fire Insurance Maps (Sanborns) - 1903, 1906, 1927, 1950, 1974, 1988, 1990 and 1994, provided by EDR Sanborn, Inc.<sup>b</sup>

The 1903 Sanborn depicted the Property to be developed with two warehouse buildings. The 1906, 1927, and 1950 Sanborns depicted the Property as being developed with railroad tracks and a freight warehouse. The 1974 Sanborn labeled the Property's usage as a parking lot. The 1988 and 1990 Sanborns depicted a majority of the Property to be vacant land with no marked usage. The southwest corner of the Property appeared to be developed with a structure, which was interconnected with the site to the west. No underground storage tanks or chemical storage areas were denoted on the Property. It should be noted, East Lake Street and North Stetson Avenue did not appear on the 1903, 1906, 1927 and 1950 Sanborns, as they were not yet developed.

The Sanborns were also reviewed for the sites surrounding the Property. The 1903, 1906, 1927, and 1950 Sanborns depicted the north, south, east and west, surrounding sites as developed with railroad tracks and freight warehouses. The 1974 Sanborn depicted the site to the south to be developed with the Prudential office building, and the site to the west as developed with railroad tracks. The 1988 Sanborn depicted the sites to the south and east as vacant land, and the Illinois Center to the west. The 1990 and 1994 Sanborns depicted the site to the south as developed with a commercial office building, to site to the west as previously identified, and the site to the east as developed with a health club.

See Appendix C - Historical Information for copies of the Sanborn maps which were reviewed.

##### 4.3.2 Historical Building Permits, viewed at University of Illinois at Chicago Library

No permits of environmental significance were identified for the Property.

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<sup>b</sup> The sites to the north, across East South Water Street, were not provided on the Sanborns reviewed, with the exception of the 1903 and 1927 Sanborns. In addition, the sites to the east, across North Stetson Avenue were not provided on the 1974 Sanborn. Therefore, these sites will not be included in this review.

#### 4.3.3 Environmental Records, via Freedom of Information Act (FOIA) request to City of Chicago Department of the Environment (DOE)

A response had not been received at the time of this writing. In the event environmentally significant information is received, that would alter the Findings and Conclusions of this Report, it will be forwarded promptly.

#### 4.3.4 Zoning, via telephone interview with the City of Chicago Zoning Department

According to a representative of the Department, the Property is zoned RBPB-70, residential business planned development.

### 5.0 INTERVIEWS

The following individuals were interviewed for specialized knowledge concerning the Property. The relevant information provided by these individuals has been incorporated in the appropriate sections of this Report.

Ms. Linda A. Nagle - Property representative - Interviewed via telephone regarding the Property

Local Officials

### 6.0 SITE RECONNAISSANCE

The site reconnaissance was conducted on June 26, 1997, at approximately 10:30 a.m., by Ms. Julie A. Jacobsen, Project Manager, and Mr. Peter N. Partipilo, Senior Environmental Specialist for EPS Environmental (Appendix D). Photographic documentation of significant environmental features has been included as Appendix A.

The site reconnaissance was conducted by observing the Property and adjacent sites from public thoroughfares and walking accessible areas of the Property.

The weather conditions were mostly sunny with temperatures in the middle 70s, with winds of approximately eight miles per hour from the east. Surface conditions were dry.

#### 6.1 Underground Storage Tanks (USTs)

No equipment typically associated with USTs was observed.

## **6.2 Aboveground Storage Tanks (ASTs)/Storage Drums/Containers**

No ASTs, storage drums or other containers were observed on the Property during the on-site inspection.

## **6.3 Stained Surfaces/Stressed Vegetation**

No signs of stained surfaces or stressed vegetation were observed on the Property.

## **6.4 Waste Disposal Practices**

Solid waste is not currently generated from the Property. No evidence of deliberate dumping of waste materials was observed on the Property.

## **6.5 Polychlorinated Biphenyls (PCBs)**

No transformers or other equipment that may contain PCBs were identified on the Property.

## **6.6 Air Quality**

No unusual odors were noticed emanating from the Property.

## **6.7 Observations of Surrounding Properties**

Visually recognizable environmental concerns were not identified on the adjacent properties, as observed from the Property and public right-of-ways.

# **7.0 FINDINGS AND CONCLUSIONS**

EPS Environmental Services, Inc. has performed a Phase I Environmental Property Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-97, for the Property. Any exceptions to, or deletions from this practice are described in Section 2.3 of this Report. This Phase I Assessment has revealed the following recognized environmental conditions in connection with the Property except for the following:

### Historical Use of the Property

The Property was formerly occupied by a railroad yard as early as 1903. Railroad tank cars commonly carry a variety of hazardous substances, and herbicides are commonly applied along the railroad right-of-way to control weeds. In addition, the wooden railroad ties are commonly treated

with Creosol and pesticides. To determine whether or not the Property has been negatively impacted by the historical uses as a railroad freight yard a limited subsurface investigation would be necessary.

## **8.0 WARRANTY AND LIMITATIONS OF LIABILITY**

The Phase I Assessment and this Report are of limited scope, and do not provide sufficient information to eliminate the total risk of the presence of contamination or other liabilities. Significantly higher levels of exploratory efforts than those performed in this Phase I Assessment are required to accumulate sufficient information to determine all environmental liabilities associated with the Property. Subsurface investigations and testing were beyond the scope of this Phase I Assessment.

EPS Environmental warrants that the Phase I Assessment has been conducted in accordance with generally accepted investigatory methods utilized by professional environmental consultants and includes the recommended practices for the "Phase I Environmental Site Assessment Process" contained in the ASTM Standard E 1527-97. EPS Environmental further warrants that the findings and conclusions in this Report are based exclusively on the Phase I Assessment. The investigatory methods that EPS Environmental utilized in the Phase I Assessment have been developed to provide the Client with information regarding apparent indications of existing or potential environmental conditions relating to the Property and are limited to the conditions that were observed at the time of the investigation of the Property. The findings and conclusions contained in this Report are also limited to the information available on the Property at the time that the Phase I Assessment was conducted. There is a distinct possibility that conditions may exist at the Property which were not apparent during the preparation of the Phase I Assessment. In conducting the Phase I Assessment and preparing the Report, EPS Environmental relied on the information obtained from Property owner/operators or other persons, and government agencies having knowledge of operations and practices of the Property. EPS Environmental has assumed that this information is accurate and complete, except when independent investigation has indicated otherwise.

The Phase I Assessment did not attempt to determine whether the facilities operating on the Property are in compliance with existing environmental regulations. This Report discusses and summarizes areas of potential environmental concern for the Property itself. This Report provides no other warranties, expressed or implied.

### **8.1 Confidentiality**

EPS Environmental will hold the Report and all field observations and related documents in strict confidence and will not disclose these items except to the Client or except as ordered by any state or federal agency or court of law. In the event that EPS Environmental is ordered by a state or federal

agency or court of law to disclose the contents of the Report or field observations, the Client shall hold EPS Environmental harmless from liability for any damages that the Client may suffer due to EPS Environmental's disclosure. In addition, the Client shall indemnify EPS Environmental from any and all damages EPS Environmental may suffer due to any action which results in an order that EPS Environmental make a disclosure.

## **8.2 Reliance On Phase I Assessment And Report**

The Phase I Assessment has been conducted, and this Report has been prepared, exclusively for the Client and it is intended that only the Client will rely on the Phase I Assessment and Report. The Phase I Assessment and Report will be solely for the benefit of the Client, and may not be relied upon by other parties. The Client shall indemnify or hold harmless EPS Environmental from any and all liability arising out of any third party's reliance on the Assessment and Report.

## **8.3 Sources of Information Relied Upon For Phase I Assessment and Report**

All information that EPS Environmental has relied on in conducting the Phase I Assessment and preparing the Report, not specifically identified as generated by EPS Environmental or any federal, state, or local agency, has been supplied by or derived from data provided by the Client.

November 4, 1997

Ms. Linda Nagle  
F & F Realty, Ltd.  
5005 West Touhy Avenue, Suite 200  
Chicago, Illinois 60077-3595

Re: Phase III Limited Subsurface Investigation

Location: Vacant Land - Northwest Corner of East Lake Street and North Stetson Avenue  
Chicago, Illinois

Project #: 1654-1097

Dear Ms. Nagle:

Enclosed are an original and photocopy of the Phase III Limited Subsurface Investigation, which documents the findings and conclusions of our evaluation of the above referenced location.

As always, EPS Environmental Services, Inc. appreciates the opportunity to have provided our services and looks forward to serving your future needs. Should you have questions concerning this report, or have further need of our services, please feel free to call.

Sincerely,

Peter N. Partipilo, C.H.M.M.  
Senior Environmental Specialist

enclosure

# PHASE III LIMITED SUBSURFACE INVESTIGATION

Vacant Land - Northwest Corner of East Lake Street and North Stetson Avenue  
Chicago, Illinois

*Prepared For:*

Ms. Linda A. Nagle  
Senior Vice President  
F & F Realty, Ltd.  
5005 West Touhy Avenue, Suite 200  
Chicago, Illinois 60077-3595

*Prepared By:*

EPS Environmental Services, Inc.  
7237 West Devon Avenue  
Chicago, Illinois 60631

---

Harvey D. Pokorny, CPG  
Technical Director

*Reviewed By:*

---

Peter Partipilo, CHMM  
Senior Environmental Specialist

*Project Number:*  
1654-1097

November 4, 1997

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## FIGURE

Figure 1 - Boring Location Map

## APPENDICES

Appendix A - Geologic Soil Boring Logs

Appendix B - Chain of Custody and Laboratory Reports



## **1.0 GENERAL**

This Report presents the findings and conclusions of the Phase III Limited Subsurface Investigation (Phase III Subsurface Investigation) conducted at a vacant parcel of land located at the northwest corner of East Lake Street and North Stetson Avenue, Chicago, Illinois (the Property).

### **1.1 Authorization**

Authorization to perform the Phase III Subsurface Investigation was given by acceptance of EPS Environmental Services, Inc.'s (EPS Environmental) Proposal number 1654-1097, dated October 3, 1997 by Ms. Linda Nagle of F & F Realty, Ltd. (Client).

### **1.2 Background**

A Phase I Environmental Property Assessment (Phase I), performed by EPS Environmental, dated July 7, 1997 revealed historical Property use included railroad operations which were conducted on former tracks located on the eastern portion of the Property. A Phase II Limited Subsurface Investigation, performed by EPS Environmental, dated October 3, 1997, identified lead in shallow subsurface soil in the northeast central portion of the Property. EPS Environmental was informed by the Client that future development plans for the Property involve removing surface soil prior to construction of a residential building. Based on the results of the Phase II Investigation, it was determined that further investigation was needed to insure that concentrations of lead in shallow soil would not be considered hazardous and/or present a threat to construction workers. The Phase III Subsurface Investigation was structured to delineate the extent and concentration of lead in shallow soils.

### **1.3 Purpose**

The purpose of the Phase III Subsurface Investigation was to obtain representative soil samples to screen for the presence of lead in the areas of the Property adjacent to the location of former soil boring B-3, conducted during the Phase II Investigation, to ensure future construction worker safety and address applicable soil disposal requirements.

## **2.0 SAMPLING PROCEDURE**

On October 27, 1997, EPS Environmental conducted five soil borings (B-1 through B-5) to depths of four feet, adjacent to the location of previous soil boring B-3, conducted during the Phase II Investigation. Soil Investigators, Inc. of Chicago, Illinois, was employed by EPS Environmental to

advance the soil borings under the direction and supervision of Mr. Harvey D. Pokorny, CPG, Technical Director. Soil borings are indicated on the Boring Location Map (Figure 1), which can be found following the text of this Report.

## **2.1 Field Activities**

Soil borings were conducted following recommended practices for thin-wall probes. A Geoprobe® truck-mounted, hydraulically-powered, percussion/probing device was utilized to advance a two-inch diameter steel drive point to the top of the desired sampling interval. Soil samples were collected by advancing two-inch diameter steel thin wall probe samplers. Samplers were attached to the leading end of extension probe rods and driven downward until the desired target depths were reached. After the desired sample interval was obtained, the assembly was extracted, opened and soil samples were collected using a stainless steel trowel.

All down hole sampling equipment was cleaned with hot water and non-alkaline soap between each sampling location. This procedure was used to minimize the possibility of cross contamination. Sampling procedures were performed in accordance with ASTM recommended methods. After sampling was complete, all boreholes were properly abandoned to grade with hydrated bentonite pellets and sealed with concrete or asphalt patch.

One soil sample was collected at each boring location. Based on field observation of soil type, one sample from each boring was placed in a glass sample jar with a Teflon lined plastic lid for laboratory analysis. Since the contaminant of concern (lead) does not readily volatilize, field screening for volatile organic compounds (VOCs) was not performed. All soil samples were examined for visual signs of contamination and for the presence of unusual odors.

## **2.2 Field Observations**

No significant or unusual odors were detected in the soil borings. Lithologic descriptions are included on the Geologic Boring Logs (Appendix A). Groundwater was not encountered in the conducted soil borings.

## **3.0 PHYSICAL SETTING**

### **3.1 Topography**

According to the U.S. Geological Survey 7.5 Minute Series Topographic Map, Chicago Loop Quadrangle, the approximate elevation of the Property is 595 feet above mean sea level. The

general topography of the Property and surrounding area gently slopes towards Lake Michigan, 1/4 mile east of the Property.

### 3.2 Soils

According to Illinois State Geological Survey Circular #460, Surficial Geology of the Chicago Region, the Property is located on an area classified as "Made" land. This classification refers to man-made fill; and comprises areas formerly covered by Lake Michigan; largely sand in areas bordering Lake Michigan.

The Property is located within the rating area of M, based on interpretation of the Illinois State Geological Survey Circular #532, Potential for Contamination of Shallow Aquifers from Land Burial of Municipal Wastes. The rating denotes the capacities of earth material to accept, transmit, restrict or remove contaminants from waste effluent. In general, an M rating area denotes "made" land (fill material), and, due to variability in the fill the capacity of the earth material cannot be estimated.

### 3.3 Geologic Profile

Based on soil borings conducted in this investigation, the general geologic profile of the Property consists of approximately two to four feet of fill, underlain by golden brown to light gray well-sorted sand to at least 4 feet below grade.

## 4.0 LABORATORY ANALYSES

### 4.1 Analytical Program

One representative sample was selected from each soil boring and submitted for laboratory analysis. Each soil sample was placed into a discrete four-ounce glass jar, allowing for no headspace, and sealed with a Teflon-lined plastic lid. These samples were chilled and transported under chain of custody to National Environmental Testing, Inc. of Bartlett, Illinois. See Appendix B for Chain of Custody Record.

Soil samples were analyzed for total and toxicity characteristic leaching procedure (TCLP) lead, the indicator contaminant of concern, using appropriate USEPA methodology in accordance with SW-846, Third Edition, Test Methods for Evaluating Solid Waste.

## 4.2 Evaluation of Laboratory Results

To assess potential detrimental environmental impacts, the Illinois Environmental Protection Agency (IEPA) Tiered Approach to Corrective Action Objectives (TACO) Tier 1 soil remediation objective values were used as a guideline for qualifying the concerns associated with soil contamination. Soil remediation objectives (SROs) are numerical concentration goals for contaminated soil. The TACO SROs apply to sites where the IEPA has requested or forced remedial actions, or to sites where voluntary cleanups have been initiated under IEPA supervision.

To apply TACO Tier 1 SROs, there are three evaluated primary human exposure routes that include ingestion, inhalation, and the potential to contaminate groundwater. The ingestion exposure route applies to contaminant concentrations above TACO Tier 1 SROs within the first three feet below the land surface. The inhalation exposure route applies to contaminant concentrations above TACO Tier 1 SROs within the first ten feet below the land surface. The potential to contaminate groundwater is further separated into two objectives dependent on Class I or Class II groundwater designation. It should be noted, as the City of Chicago has an ordinance prohibiting potable groundwater wells within the city, the pathway to groundwater SROs can be excluded from further evaluation.

Subsection 742.225 of TACO allows for averaging of sample results for inorganic constituents to determine compliance with Tier 1 SROs. If the average of sample analytical results obtained from the same stratigraphic interval is below Tier 1 SROs, no remedial action is required.

## 4.3 Analytical Results

Laboratory results of representative soil samples collected from borings B-1 and B-5 detected total concentrations of lead above the TACO Tier 1 SRO ingestion pathway for residential properties. Total lead concentrations in Borings B-2, B-3, and B-4 were below TACO Tier 1 SROs. TCLP lead concentrations were significantly (>2 orders of magnitude) less than the hazardous definition for lead in non-wastewater materials. Data from the Phase II and Phase III Subsurface Investigations are summarized on the following table:

**LEAD SOIL SAMPLE ANALYTICAL RESULTS**  
 Vacant Property  
 Stetson and East Lake Street, Chicago, Illinois

IEPA TACO SRO or Sample ID	Values in ppm	
	TCLP Lead	Total Lead
TACO Tier 1 - Residential Ingestion SRO	N/A	400
TACO Tier 1 -Construction Worker Ingestion SRO	N/A	400
Hazardous Lead Concentration	5.0	N/A
Phase III B-1 @ 2'	0.0167	410
Phase III B-2 @ 2'	0.0187	330
Phase III B-3- @ 2'	0.0131	97
Phase III B-4 @ 3'	0.146	81
Phase III B-5 @ 2'	0.037	513
Phase II B-1 - 1.5' (9/97)	-	81
Phase II B-2 - 3' (9/97)	-	250
Phase II B-3 - 2' (9/97)	-	1600
Phase II B-4 - 2.5' (9/97)	-	200
<b>AVERAGE</b>	-	396

Bold = Exceeds Tier 1 Residential SRO, based on TACO Tier 1, 35 IAC 742, Appendix B

N/A = Not applicable

- = Not analyzed

See Appendix B for Laboratory Analytical Results

See Figure 1 for sample locations

## 5.0 FINDINGS AND CONCLUSIONS

The laboratory analyses performed on the four soil samples obtained at the Property revealed one area with concentrations of lead above TACO Tier 1 residential ingestion soil remediation objectives (SROs). In accordance with Subsection 742.225 of TACO, averaging of lead soil results indicated that the average lead concentration across the Property is below the SRO, and no further remedial action is required. TCLP analysis for leachable lead on the soil samples obtained during this Phase III Subsurface Investigation indicated that concentrations of lead were significantly (>2 orders of magnitude) less than the hazardous characteristic for lead in contaminated soil. No further lead testing is recommended.

Since concentrations of lead in samples from three soil borings (B-3, Phase II; B-1 and B-5, Phase III) were above construction worker ingestion SROs, EPS Environmental recommends establishment of a construction management zone within 20 feet of these borehole locations. This would involve development of a construction work plan for subgrade work (e.g., utility installation/repair or excavation), including a written worker protection plan made available to outside contractors.

## 6.0 WARRANTY AND LIMITATION OF LIABILITY

The EPS Environmental Phase III Limited Subsurface Investigation was intended to gather data to evaluate an area of potential concern identified during a prior environmental assessment of the Property. Accordingly, EPS Environmental's Phase III Limited Subsurface Investigation was structured to screen for the concentration of lead in the north portion of the Property.

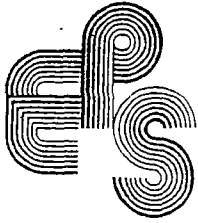
EPS Environmental warrants that the findings and conclusions contained in this Report have been prepared in accordance with generally accepted environmental engineering methods. These environmental methods have been developed to provide the Client with information regarding existing or potential environmental conditions relating to the soils and are limited to the conditions observed at the time that the Limited Phase III Subsurface Investigation was conducted and is also limited to the information available at the time it was prepared. As with any environmental assessment, there remains a possibility that conditions may exist at the subject Property which were not apparent during the Limited Phase III Subsurface Investigation. EPS Environmental makes no other warranties, expressed or implied.

### 6.1 Confidentiality

EPS Environmental shall hold all field observations, borings, logs, analysis, laboratory reports and other reports in strict confidence and shall not disclose these items except to the Client or except as ordered by any state or federal agency or court of law. In the event that EPS Environmental shall be required by any state or federal agency or court of law to disclosure any confidential information, it shall give immediate oral and written notice to Client. Client may interpose all objections it may have to the disclosure of such information. If any objections are asserted by Client, EPS Environmental shall continue to maintain the confidentiality of such information until Client's objections, and any legal challenges thereto, are finally resolved. Client shall defend EPS Environmental and indemnify it against any penalties or damages that EPS Environmental may incur as a result of compliance with this provision.

## **6.2 Reliance on Phase III Limited Subsurface Investigation and Report**

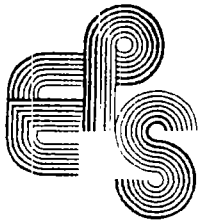
The Phase III Limited Subsurface Investigation and Report has been conducted exclusively for the Client and it is intended that only the Client will rely on the Report. The Phase III Limited Subsurface Investigation and Report will be solely for the benefit of the Client, and may not be relied upon by other parties. The Client shall indemnify or hold harmless EPS Environmental from any and all liability arising out of any other party's reliance on the Limited Phase III Subsurface Investigation and Report.



## APPENDIX E

### EPS ENVIRONMENTAL QUALIFICATIONS





TEAM BIOS:  
SAMUEL BODINE

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#### AREAS OF EXPERTISE

- Contaminant Characterization and Delineation \*Remedial Options Evaluation
- Remedial Design Pilot Studies \*Remediation System Design and Installation
- Leaking Underground Storage Tank Closure \*Subsurface Soil and Groundwater Investigation
- Phase I Environmental Property Assessment \*Licensed Asbestos Inspection

#### EDUCATION

- B.A., Environmental Studies and Biology, Lake Forest College, 1994
- 40-Hour CSHA 29CFR1910.120 HAZWOPER
- 8-Hour OSHA 29CFR1910.120(E) Site Supervisor
- Licensed Asbestos Inspector, State of Illinois Department of Health

#### PROFESSIONAL EXPERIENCE

##### EP&S Environmental Services, Inc.

Senior Project Manager, *February 2001 – Present*

Performs or supervises Phase I Environmental Property Assessments and subsurface soil and groundwater investigation. Manages and oversees leaking underground storage tank (LUST) sites, UST removals and IEPA Site Remediation projects.

##### Bank One Corporation

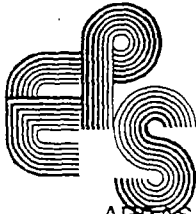
Environmental Risk Officer, *May 1999 – February 2001*

Developed strategies and solutions to mitigate the environmental risks for the bank. Quantified the environmental risks to provide remediation costs for lenders. Maintained list of approved environmental consultants and contracted with firms to conduct assessments & investigations on behalf of the bank. Responsible for integrating the bank's environmental policies & procedures and managing environmental credit risks for all lending activities. Reviewed and evaluated environmental assessment reports, provided technical expertise and advice to relationship managers to support the credit review process.

##### Carlson Environmental, Inc.

Senior Project Manager, *July 1994 – May 1999*

Managed and conducted large-scale field investigations, remediations and prepared associated reports for heavy industrial facilities. Worked as Health and Safety Coordinator and Equipment Manager preparing proposals and budgets, direct contact with clients and regulatory agencies, designed field investigation work plans and completed documentation/reports for clients or submission to regulatory agencies. Conducted RCRA Facility Investigations, closure of LUSTs, negotiating "closure" of environmentally impacted sites under the IEPA Site Remediation Program and conducting soil and ground water investigations. Conducted Phase I Environmental Assessments throughout the United States and Canada. Prepared applications for wastewater / storm water discharges and air pollution control applications.



TEAM BIOS:

PETER N. PARTIPILO, C.H.M.M.

#### AREAS OF EXPERTISE

- Phase I Environmental Property Assessment
- Subsurface Soil and Ground Water Investigation
- Underground Storage Tank Assessment, Removal and Closure
- Supervision of Phase III Contaminated Site Remediation
- Compliance Auditing
- Lead Inspection and Abatement
- Asbestos Hazard Assessment and Remediation Management

#### PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

- Certified Hazardous Materials Manager
- Licensed Asbestos Inspector, State of Illinois Department of Health
- Licensed Lead Inspector, State of Illinois Department of Health

#### EDUCATION

- University of Wisconsin, College of Engineering – "Soil and Groundwater Remediation Methods and Technology Course" and "Subsurface Monitoring Strategies Course"
- Environmental Group Services – "Asbestos Inspectors Course" and Asbestos Contractor Course"
- Government Institutes – "Groundwater Hydrogeology Course"
- Moraine Valley Community College; Environmental Institute - "Asbestos Building Inspector Course", "Asbestos Building Inspector Refresher Course", "Environmental Audits of Real Estate Course", "Environmental Compliance Auditing Course", "Wetland Course", "Sick Building Syndrome", "Pretreatment/Industrial Waste Water Course", and "Lead Inspector Course"
- National Water Well Association – "Legal Implications of Environmental Site Assessments Seminar"
- Illinois Institute of Technology – "Certified Hazardous Materials Manager Review Course"

#### PROFESSIONAL EXPERIENCE

##### EPS Environmental Services, Inc.

Senior Environmental Specialist *February 1992 – Present*

Performs Phase I Environmental Property Assessments and Phase II Subsurface soil and groundwater investigations, testing and sampling and wetlands studies. Manages and oversees underground storage tank assessments, removals and remediations. Handles asbestos and lead surveying, sampling, assessment and abatement.

##### U.S. Environmental Testing and Consultants, Inc.

Project Coordinator *1989 – January 1992*

Managed and oversaw testing, removal, and remediation of leaking underground storage tanks. Evaluated hazardous materials handling practices. Performed environmental property assessments.

##### Team Company

Project Coordinator *1975 – 1989*

Designed strategies and supervised removal of above and below ground storage tanks. Inspected for asbestos on commercial industrial properties.

- The Plan for subgrade work (e.g., utility installation/repair or excavation) should include a written worker protection plan to prevent employees from ingestion and/or inhalation of lead contaminated soil/dust (e.g., avoid smoking, gum chewing, and respiratory masks for dust ).
- All excavation activities should be exercised in a manner that will not endanger the health or safety of workers (e.g., wetting soil to prevent dust).
- The planned excavation activities should not exceed OSHA permissible exposure limits or NIOSH published limits of time weighted average limits.

Should you have any questions or concerns, please feel free to call.

Sincerely,

Peter N. Partipilo, CHMM  
Senior Environmental Specialist